Distr.
LIMITED
E/ECA/EUS/5
16 June 1982
Original: FRENCH

UNITED NATIONS

ECONOMIC AND SOCIAL COUNCIL

ECONOMIC COMMISSION FOR AFRICA

Third meeting of the Intergovernmental Regional Committee on Human Settlements and

First meeting of the Joint Intergovernmental Regional Committee on Human Settlements and Environment

Addis Ababa, 28 June-2 July 1982

REVISED PROGRAMME OF WORK AND PRIORITIES FOR 1982-1983 AND 1984-1985

E/ECA/HUS/5

Summary

This document contains a proposal on the revision of the programme of work for consideration by the Intergovernmental Regional Committee.

The activities for the implementation of the regional human settlements policy decided by the Committee have been modified in accordance with the available resources made up of allocations from the regular budget of the Commission and from extra-budgetary resources. However, these extra-budgetary resources are not as substantial as the Committee had expected.

Since the programmes have been drawn up on multi-annual basis, it is absolutely necessary to be assured of a regular source of finance.

The resources drawn from the regular budget are allocated for a budgetary cycle corresponding to the duration of the programmes and in general vary little from one cycle to the other. These resources do not cover the full range of activities of the programme of work.

Additional extra-budgetary resources are therefore, indispensable. Unfortunately these resources are not necessarily granted for the whole period of a cycle and are not always of the same amount.

The rational thing to do in order to ensure continuity of activities during a cycle, therefore, appears to be a reduction in the activities to be undertaken within the framework of the programme of work and priorities adopted by the Committee; consequently there is the need to re-define the priorities.

It should also be recalled that the activities cover technical assistance services to Governments on request, studies on the themes pertaining to the priorities, and experts' meetings or seminars during which these studies are examined so as to define the directions of further actions which are then submitted to the Committee for approval. At the subregional level, the programmes include assistance to Governments and, depending on the decisions of the Committee, studies on sectors of subregional interest selected by the member countries of the subregions.

The new approach envisages a reduction in the number of regional priorities, in accordance with the resources of the regular budget of the Commission. Thus the continuity in the implementation of activities would be better guaranteed. These activities would concentrate on the disciplines which constitute the key areas of a human settlements policy. These studies would centre on specific priority sectors, depending on the nature of the difficulties encountered by the member States in the development of their national policies and on the mode of implementation of the studies.

The resources of the regular budget would be devoted to these activities and technical assistance services to Governments.

These activities would enable the secretariat to furnish the Governments of member States with the subjects for future experts' meetings, on the basis of which they would draw up proposals on follow-up actions for the consideration of the Committee which would take an appropriate decision.

The necessary resources for the organization of these experts' meetings, to be drawn from extra-budgetary sources, should be determined and then mobilized by the Committee.

It should be recalled, at this point, that during discussions on the question of institutional arrangements, the Intergovernmental Regional Committee on Human Settlements adopted the principle of organizing meetings of specialized working groups (see document E/CN.14/HUS/33 "resolution 1(I) institutional arrangements", and the annex to this document).

It is therefore proposed (see document E/ECA/HUS/4 paragraphs 7 and 79) that this decision be implemented through the setting up of technical study committees under the authority of the Committee.

These Technical Study Committees would follow-up the studies undertaken by the secretariat in co-operation with the Governments of the countries. The additional activities to be included in the programme of work, implemented with resources from the regular budget, would be formulated according to the available extra-budgetary resources.

In short, the resources of the regular budget would be used for studies on the priority subjects approved by the Committee. The extra-budgetary resources to be made available by the Committee would be used to carry out these studies.

The regular budget resources would also support the provision of technical assistance services to the Governments.

The extra-budgetary resources to be mobilized would be used not only for the follow-up of the studies in the regional programme but also for specific support activities of the regional or subregional programmes carried out from the regular budget or the implementation of human settlements projects.

Introduction

The secretariat of the Economic Commission for Africa submits, in this document, a revised version of the programme of work for the periods 1982-1983 and 1984-1985 for the consideration and approval of the Intergovernmental Regional Committee on Human Settlements.

At its second meeting held in Addis Ababa from 28 July to 1 August 1980, the Committee considered the programme of work for 1982-1984 and the Medium-Term Plan for 1985-1989, both contained in document E/CN.14/HUS/45.

The proposals contained in that document had been formulated taking into account the objectives for self-reliant and self-sustained development defined in the new African development strategy adopted by the Heads of State and Government in the Lagos Plan of Action and the Final Act of Lagos. The secretariat had envisaged that pursuant to these development objectives, those African States which had not yet established institutions and mechanisms for the promotion of human settlements would do so. Governments of member States were also urged to give priority attention to their policy related to the provision of infrastructures in rural areas with a view to achieving modernization of such areas.

In the field of rural development, the secretariat proposed that special attention should be given to the development of river basins. It further proposed that efforts should be directed towards improving the living conditions of the urban population with emphasison the development of systems of popular participation. All these recommendation were adopted by the Committee. Besides, the Committee considered that it was necessary to increase the resources at its disposal for the implementation of its mandate and the secretariat's means for assisting and supporting the efforts of the Governments of member States. The Committee therefore recommended that the resources of the headquarter and subregional offices of the Commission should be strengthened. It also requested the secretariat to initiate pilot projects for studying design and space standards for the planning and construction of community facilities and model residential complexes

The Committee further expressed its grave concern over the problems facing countries which received persons displaced by natural or man-made disasters and requested the secretariat of the Commission to offer assistance to the countries on request to enable them integrate these persons in the economic life of the settlement areas.

Finally, the Committee called upon the secretariat to follow-u and also strengthen the building materials and construction industries development programme.

At the end of its deliberations, the Committee adopted a series of resolutions defining its regional priorities.

These resoltuions were endorsed by the Conference of Ministers of Economic Planning and Development at its seventh meeting held in Freetown from 6 to 10 April 1981; the programme of work and priorities of the Commission for 1981-1982 and 1983-1984 relating to human settlements programmes was formulated on the basis of the foregoing actions. At this point it is worth referring to document E/ECA/HUS/4 which gives an account of the activities carried out by the secretariat in the implementation of these resolutions and explains the difficulties encountered.

In view of these difficulties the secretariat considered it necessary to submit a revised programme of work for consideration by the Committee. This revised programme of work was prepared taking into account the stage reached in the implementation of the programme, the resources provided for in the regular budget of the Commission and all the activities which need to be carried out successfully during the period 1982-1983 and 1983-1984.

This revised programme includes a programme for the evaluation of the situation of human settlements in the region which will be implemented jointly by the ECA secretariat and the United Nations Centre for Human Settlements (Habitat). This evaluation will constitute an element of the report on the world situation of human settlements which the Commission on Human Settlements has requested the Centre for Human Settlements to prepare.

Factors underlying the revision of the programme of work and priorities: priorities - Types and levels of action

In order to implement the programme of work and priorities the secretariat must provide simultaneously technical advisory services to the Governments of the countries on request and undertake activities at the regional and subregional levels.

The technical advisory services to be provided to Governments have been incorporated in subregional activities.

The regional programme includes the preparation of reports on the studies which will be carried out on the priority areas. These reports will be sent directly to member States or presented to the Intergovernmental Regional Committee on Human Settlements. On the basis of these studies it is proposed to organize experts' meetings or seminars.

As stated above, the subregional programme includes the provision of technical assistance services to member States and the implementation of priority actions at the level of the respective subregions.

The resources available at present have not made it possible to maintain the experts in the subregional offices. Consequently these offices are not in a position to carry out the activities outlined in their terms of reference.

As a result, the programme has to be implemented entirely by the group of experts at the Commission's headquarters.

Owing to inadequate resources it has hitherto not been possible to organize experts meetings or seminars.

Only the building materials and construction industries development programme has been implemented in accordance with the prescribed time table, thanks to the support given to-date by the United Nations Development Programme and contributions from other extra-budgetary resources. However, in view of the limited resources, it has not been possible to second any member of the team of experts assigned to this programme to the subregional offices. Nevertheless, the planned activities were carried out diligently, thanks to the competence and dynamism of the members of the project team. Many governments of member countries have expressed great satisfaction at the way the programme has been executed and are in favour of its continuation.

Since the secretariat has only a limited number of experts for the implementation of the whole programme, it is proposed to reduce the areas of activity. The priorities should therefore be reviewed and the time table for their implementation revised accordingly. Lastly, it is also suggested to use effectively some of the mechanisms originally envisaged for the implementation of the programme.

Priority areas

The priorities of the regional human settlements programme derive, quite naturally, from the general economic, social and regional development objectives, the assigned priority areas of action for the achievement of these objectives and from the existing regional framework.

The new strategy for Africa's development proposes a new type of development and lays down the guiding principles for activities to be carried out with a view to ensuring the economic and social progress of the region during the next two decades.

Self-sustained development implies, for the region, a spatial restructuring of the production activities particularly in the rural areas where about 80 per cent of the population live. The provision of facilities in these areas is one of the prerequisites for this growth. It follows therefore that the regional human settlements programme must endeavour, as a matter of priority, to support the efforts of the governments of member countries in their physical planning policies and programmes.

Another priority area is the development of construction policies geared, particularly, to reducing the cost of building materials, improving the building techniques, standards and regulations and removing other obstacles to the development of construction capacity resulting from the failure to adapt various elements to local conditions. In fact it is vital to develop this capability if the objectives defined in the new strategy are to be achieved. Lastly, individual and collective self-reliance is possible only through the formulation and implementation of a policy and framework for the exchange of information on problems and experiences, and through the full utilization, improvement and development of training facilities at the national, subregional and regional levels.

In short three priority areas are submitted to the Committee for the finalization of the next cycle of activity, namely

- Physical planning;
- Construction policies;
- Information and training.

Within each of these major priority areas the national and regional context will determine the step to be taken and, depending on the progress made, the areas where efforts should be concentrated.

In this way, the multidisciplinary dimension of the sub-sectors will be gradually taken into count. For example, methodological approaches, urbanization and urban problems, land problems, etc... will be dealt with in the framework of physical planning policies and programmes.

In the revised programme of work, the provision of advisory technical services to governments of member countries on request will continue to receive high priority.

Although the regional and subregional programmes continue to be presented separately, activities for their implementation will be undertaken from the Commission's headquarters. This is because the secretariat is not in a position to second experts to the subregional offices for long periods of time. In the event that the sub-regional offices receive requests from member States, these requests will be forwarded to the headquarters which will take the appropriate action.

With regard to the implementation of the priorities, the secretariat will undertake the necessary studies in conformity with the themes defined by the Committee and prepare reports on these studies. These reports will be submitted to the Inter-Governmental Regional Committee on Human Settlements and/or individually to the governments of member countries. The secretariat would make proposals concerning the organization of meetings or seminars for approval by the Committee or groups of countries that are willing to bear the cost of organizing these meetings with the help of ECA. It is in this spirit that a proposal is made in document E/ECA/HUS/4 for the setting up of technical study committees.

Lastly, with regard to inter-agency co-operation, the secretariat will endeavour to develop activities to be carried out jointly with agencies, both within and outside the United Nations system, inasmuch as these activities can contribute significantly to the search for solutions to problems facing member States in the field of human settlements.

In view of the serious problem of housing financing inherent in the human settlements policies and programmes co-operation with Shelter-Afrique will be pursued and developed even further.

Sectoral activities carried out within the framework of construction policies concerning, for example, the production of building materials, the study of standards and regulations, the development of national building industries, are factors that greatly influence the ability of countries in the region to benefit from Shelter-Afrique's facilities. These activities can constitute a vital element of assistance from ECA in addition to the technical services that the secretariat can provide to member States on request within the framework of housing construction programmes for which financial support would be sought from Shelter-Afrique. Bilateral assistance will also be an additional factor for the implementation of regional priorities.

Revised programme of work for 1982-1984

The programme of work and priorities for 1982-1984 adopted by the Committee at its second meeting (see document E/CN.14/HUS/45) is divided into two subprogrammes each of which is subdivided into three parts. The two subprogrammes are:

A. Policy development and institution building;
B. Efficient resource development and utilization.

The three parts of each of these two subprogrammes are:

Assistance to governments, regional programme and subregional programme.

Subprogramme A: Policy development and institution building

At the regional level

This subprogramme comprises four elements at the regional level:

(i) Analysis and study of alternative human settlements policies as tools for the organization and spatial planning of economic activities and social development. Human settlements in rural areas and, in particular, problems related to the development of river basins will receive special attention. The future dimensions of these alternative policies will also be reviewed and fed into the studies that will be conducted.

(ii) Continuation of the subprogramme on the development of housing policies and more specifically housing in disadvantaged areas, slums and unauthorized squatter areas etc..

This programme element will comprise:

(a) The development of co-operative and self-help building systems,

(b) The development of financing mechanisms for this category of housing,

(c) In conjunction with (b) above, study of types of standards and regulations which will facilitate the development of financing arrangements.

(iii) Development of the training of building experts and technicians.

(iv) Study of a regional computerized information and documentation system within the framework of the ongoing Pan African Documentation and Information System (PADIS) programme.

At the subregional level

Priority will be accorded to assisting Governments of member States which will request such assistance. The secretariat will endeavour to establish and improve the efficiency of machineries for assistance within the MULPOCs or subregional offices.

In this regard, the secretariat will encourage the establishment of permanent national advisory committees or similar machineries, where these do not yet exist, in the subregions.

Machineries for consultation and for defining subregional priorities will be accorded particular attention on the basis of experiences in the East and West African subregions; substantial assistance will be provided for the formulation of subregional human settlements programmes which will be submitted to the Council of Ministers of each subregion. It is expected that, it will be possible to organize in each subregion, as was done in the West African subregion, meetings of the Intergovernmental Committee on Human Settlements to review subregional priorities and foster subregional and inter-country co-operation.

Under subregional assistance, special effort will be made to provide assistance for implementing inter-country rural development programmes, and particularly, river basin development programmes.

Sub-programme B: Efficient resource development and utilization

The document emphasises that the general objective of this subprogramme is to develop and utilize existing resources efficiently for the implementation of human settlements policies. In this regard, an effort will be made to continue and expand the programme for developing local building techniques and materials with a view to attaining self-sufficiency by the year 2000 as requested by the Conference of African Ministers of Industry.

(i) This programme will focus on the implementation of operational projects applying the results of research into the techniques for producing and utilizing local construction materials in peri-urban and rural low-cost housing schemes.

Regional programme

At the regional level, the emphasis will be on strengthening the systems, services and supportive elements of the building materials and construction industries whose development would contribute to a general reduction in construction costs. These are:

(i) The establishment and strengthening of information and documentation systems and services based on the results of experiments conducted both in Africa and outside (particularly developing regions);

(ii) The various phased actions to be carried out for the reformulation or modification of building codes and regulations as a means of rationalizing construction activities taking into account the actual needs and conditions of the continent;

(iii) The strengthening of African building and building materials research capabilities, particularly through the establishment of an African centre for building and building materials research.

Subregional programme

This will, as far as possible, consist of operations and activities that would promote greater subregional economic integration and encourage the pooling together of natural, financial and human resources. Priority will be accorded to the following areas:

(i) Promotion of the production of building materials using local raw materials and in certain cases, in subregional pilot plants. Materials such as cement, sheet-glass, fine ceramics, iron rods and others may fall within this category of products to be manufactured on a subregional basis;

(ii) Promotion and establishment of subregional building and building materials research centres;

(iii) Development on a subregional basis of building materials standards as a means of reducing the cost of construction and promoting the marketing of locally produced building materials,

(iv) Development of training programmes for African entrepreneurs and skilled workers as a means of rationalizing and strengthening the participation of Africans in large-scale construction projects.

Revised programme of work

The revised programme has two subprogrammes (A and B) and according to the usual pattern of presenting the work programme, every subprogramme is divided into three parts as follows:

(i) Provision of technical services to governments;
(ii) Regional programme;
(iii) Subregional programme.

Revised programme of work and priorities for 1982-1984

Subprogramme A: Policy development and institution building

(i) Provision of technical services to governments of member States.
(ii) Regional programme

(a) Analysis and study of spatial organizational factors of economic activities (structures and machineries for decision making, formulation and implementation, physical planning and urbanization, urban problems, land policies, etc).

(b) Survey of human settlements situation in the African region[1/].

(c) Development of training of building experts and technicians.

(d) Study of a regional computerized documentation and information system (PADIS programme).

(iii) Subregional programme

Survey of human settlements situation in the subregions[1/].

Subprogramme B: Efficient resource development and utilization

(i) Provision of technical services to governments.
(ii) Regional programme.

(a) Building materials and construction techniques development programme (policy for the development of building and building materials research. Preparation for establishment of pilot projects for cement, lime and pozzolana production).

(b) Development of construction policies (Housing financing systems, codes and regulations; development of national construction enterprises).

1/ In conjunction with the United Nations Centre for Human Settlements (Habitat).

(iii) Subregional programme

(a) Development of building and building materials research and studies for subregionalization of existing national research centres.

(b) Establishment of pilot projects for cement, lime and pozzolana production.

Conclusion

The revised programme aims at ensuring a rational utilization of the region's resources for the development of human settlement policies.

The objective of the regional activities is thus to assist governments in their individual and collective efforts to define their policies, and formulate and implement programmes in consonance with these policies.

These activities should also enable the Committee to assemble the necessary data for taking decisions on collective actions and measures which will support national policies.

UNITED NATIONS

ECONOMIC AND SOCIAL COUNCIL

Distr.
LIMITED

E/ECA/HUS/6
21 November 1983

Original: ENGLISH

ECONOMIC COMMISSION FOR AFRICA

Second Meeting of the Joint Intergovernmental Regional Committee on Human Settlements and Environment

16-21 January, 1984

Addis Ababa, Ethiopia

PROGRESS REPORT ON THE IMPLEMENTATION OF ACTIVITIES IN THE FIELD OF HUMAN SETTLEMENTS DURING THE BIENNIUM 1982-83

E/ECA/HUS/6

Summary

The progress report contained in the following chapters shows clearly that the Economic Commission for Africa continues to encounter a certain number of difficulties in the implementation of the work programme and order of priorities for the human settlements sector. This work programme and order of priorities was drawn up in the light of the resources available and is designed to implement the decisions taken in that sector by the Joint Intergovernmental Regional Committee on Human Settlements and Environment.

It should be recalled that during its previous meeting the Joint Committee had considered the progress report for the period 1980-1981 which highlighted the inadequacy and irregularity of available financial resources. That report stated that the difficulties were mainly due to the low level and instability of resources because the secretariat had not been able to renew the extra-budgetary funds allocated for the execution of the human settlements programme. A number of measures were then suggested for remedying this lack of resources by the adoption of co-operation mechanisms between States based on the development of exchanges of national experts within the region.

Unfortunately, during its discussions from 29 June to 2 July 1982, the Joint Committee was unable to devote the necessary time to the consideration of this problem and to take the necessary steps to remedy the basic lack of financial resources which seriously impeded the implementation of its regional policy decisions.

Consequently, the activities of the Human Settlements Section were limited. Since the work programme for the period July 1982 - January 1984 could not be fully carried out, ad hoc priorities had to be decided upon, especially as regards the components of the biennial planning programme.

For this sub-sector of regional policy for human settlements, activities were concentrated on the training of the necessary staff.

However, the Commission, still having some funds allocated by UNEP under the programme for building materials and construction industries development, was able to continue all the activities planned in this field, as described in this document.

In conclusion, it seems appropriate to recall that Section IV entitled "Organization at the regional level" of General Assembly resolution 32/162 recommends in paragraph 4 that "each regional committee should be served by a unit of the secretariat of the parent regional commission...

Furthermore, in resolution 316(XIII), the Conference of Ministers of the Commission authorizes the Executive Secretary to establish the technical unit in question within the Commission. The Human Settlements Section of the Commission is therefore the instrument available to the Joint Intergovernmental Regional Committee on Human Settlements and Environment for carrying out its regional and sub-regional responsibilities. The Committee should therefore find a way to overcome the difficulties which limit the services which this unit can perform on its behalf.

I. INTRODUCTION

1. The third meeting of the Intergovernmental Regional Committee on Human Settlements which was also the first meeting of the Joint Intergovernmental Regional Committee on Human Settlements and Environment, pursuant to Resolution 298(XVI) of the Conference of Ministers, was held at the headquarters of ECA from 22 June to 2 July 1982. At that meeting the Committee reviewed the activities undertaken by its secretariat during the period 1980 - 1982, identified priority areas which would form the basis of its future programmes and activities, and adopted resolutions on the priority areas, namely:

(i) Spatial planning within the framework of the Monrovia Strategy for the Economic Development of Africa, Resolution 4(I);

(ii) Building materials and construction industries development, Resolution 5(I); and

(iii) Human Settlements financing mechanisms, Resolution 6(I).

2. In accordance with the institutional arrangements governing the activities of the Economic Commission for Africa (resolution 1(I) of the Intergovernmental Regional Committee on Human Settlements and resolution 35?(XIV) of the ECA Conference of Ministers), the report and resolutions adopted at the first meeting of the Joint Committee were presented to the fourth meeting of the Technical Preparatory Committee of the Whole held in Addis Ababa from 11 to 22 April 1983.

3. The Technical Preparatory Committee of the Whole studied the report and resolutions of the Joint Committee and submitted its comments and recommendations to the Ninth Meeting of the Conference of Ministers of the Commission which was held, also in Addis Ababa, from 27 April to 3 May 1983.

4. After examining the conclusions of the Preparatory Committee of the Whole, the Conference of Ministers adopted resolution 475(XVIII)1/ entitled "Human Settlements".

5. In that resolution, the Conference of Ministers endorsed the report and resolutions adopted by the third meeting of the Intergovernmental Regional Committee on Human Settlements and first meeting of the Joint Intergovernmental Regional Committee on Human Settlements and Environment and among others, endorsed the emphasis on physical planning, housing financing mechanisms and building materials policies and programmes as necessary priority issues for the development of a regional human settlements policy and programme in pursuance of the objectives and strategies of the Monrovia Declaration and the Lagos Plan of Action.

6. The purpose of the present report is to give an overview of the main activities undertaken by the Economic Commission for Africa during the period August 1982 to December 1983 with regard to the resolutions adopted by the Joint Committee at its first meeting and approved by the Conference of Ministers at its ninth meeting. The problems encountered in the implementation of the resolutions, as well as, efforts made to find solutions to those problems are also discussed in the report.

1/ See Annex I.

II. PROGRESS IN THE IMPLEMENTATION OF ACTIVITIES (with reference to resolutions of the Joint Committee)

7. The activities undertaken by the secretariat of the Economic Commission for Africa from August 1982 to December 1983 with regard to the resolutions adopted by the Joint Committee at its first meeting are discussed under four sub-headings, namely:

(i) Spatial planning;
(ii) Building materials and construction industries development;
(iii) Human Settlements financing mechanisms, and
(iv) Co-operation between ECA and other United Nations and international organizations.

Spatial planning

8. The first meeting of the Joint Intergovernmental Regional Committee on Human Settlements and Environment drew attention to the importance of spatial planning to the economic development of African countries. The discussions at the meeting revealed that many countries in the African region lacked the expertise to handle the development and implementation of national physical plans. In fact only about half of the countries in the region had institutions for training professional architects and planners and some countries were experiencing acute shortages of such professional personnel. The consensus of opinions was that technical assistance at the regional level would have to focus on this problem with a view to helping countries not technically in a position to develop national physical plans in the foreseable future. In adopting resolution 7(I) therefore, the Joint Committee emphasized the need for training qualified personnel in the field of spatial planning. The resolution comprised three main elements:

(i) Pilot projection spatial planning;
(ii) Expert Group meeting on integration of physical planning with socio-economic planning; and
(iii) Training of all categories of manpower in the fields of human settlements and environment.

9. In implementing this resolution, the secretariat of the Economic Commission for Africa directed its attention at analysing training needs in the major disciplines necessary for the formulation and implementation of human settlements policies and programmes in the region. In this connexion two main activities were undertaken by the secretariat:

(a) Preparation and circulation of a questionnaire to all States members of the Commission; and

(b) Organization of an expert group meeting.

10. The questionnaire entitled "Technical questions on which to assess the present situation and determine training needs in urban and physical planning in member States of the United Nations Economic Commission for Africa" elicited responses from twelve countries 2/. Even though the percentage returns was low, about 25 percent, the responses received gave a general appreciation of the situation in the African countries. The twelve countries reported a total number of 291 physical

2/ Ethiopia, Guinea (Conakry), Kenya, Lesotho, Malawi, Mauritius, Mozambique, Swaziland, Uganda, United Republic of Tanzania, Zambia and Zimbabwe.

and urban planners and estimated their needs for such professional personnel during the next twenty years as 3,000. About 90 percent of the specialists reported on were trained outside the African region, in the United States of America, Europe and Asia. Since the economic, social, political and cultural context in which human settlements programmes are planned and implemented differ from region to region it would be advantageous to have the required professional personnel trained in Africa. Multinational co-operation in this regard is considered vital to the achievement of the desired objectives. A detailed report on the results of the survey entitled "Needs and orientation of training in the field of human settlements in Africa" was presented to the Expert Group Meeting on regional human settlements training facilities and mechanisms organized by ECA in November 1983 (see para. 11 below).

Expert Group Meeting

11. The expert group meeting on regional human settlements training facilities and mechanisms was organized at ECA headquarters from 1 to 7 November 1983. The objectives of the meeting were:

(i) To assess the relevance and adequacy of existing human settlements training facilities and mechanisms to the current problems and needs of the African region;

(ii) To draw up guidelines for the formulation of policies for the organization of training facilities and programmes for human settlements personnel in the region.

12. Five subject areas were selected to constitute the basis of discussions at the meeting. These were:

(a) Architecture;
(b) Urban planning;
(c) Construction;
(d) Sanitation and waste disposal;
(e) Skills requirements, public policy and training.

13. Nine experts were invited from eight countries to participate in the meeting and present papers on the above subject areas based on their expertise and experience with regard to training facilities and mechanisms.

14. It is expected that the outcome of the meeting would constitute the basis for in-depth studies on policies and programmes in training of human settlements personnel in the African region. The report of the expert group meeting is attached as Addendum 1 (see document E/ECA/HUS/6/Add.1).

Building materials and construction industries development

15. At its first meeting the Joint Committee stressed the importance of a strong and self-reliant building materials and construction industries sector for human settlements development in the African region and in its resolution 5(I), called for measures to be taken at the national, subregional, regional and international levels to ensure the rapid and rational growth of the sector. It will be recalled that a special programme (Building Materials and Construction Industries Development Programme) has been under implementation since 1979 with the objective of stimulating and assisting African countries to increase their capabilities for self-sustaining growth and to achieve self-sufficiency in the building materials and construction industries at the continental level. This programme has been financed from extra-budgetary resources but its continuation beyond April 1984 is in doubt because of lack of funding. The main activities carried out under the programme during the reporting period are presented below.

Regional advisory services

16. At the request of the Government of the United Republic of Tanzania a pre-feasibility study was undertaken on the prospects of reactivating a project for the production of lime pozzolana in the Lindia region of that country and transforming it into a sub-regional demonstration project to give training in the production and use of this local material. Detailed proposals on the project were submitted to the Government for a decision on the follow-up actions to be undertaken. Proposals were also made on strengthening building and building materials research facilities and programmes including information dissemination in the United Republic of Tanzania.

17. Assistance was also given to the Project Evaluation and Feasibility Department of the Ministry of Industry, Zambia in connexion with a proposed sectoral study on building materials. Information was provided to the Government of Zambia on the development of local building materials and the assistance of UNIDO in follow-up activities was offered.

18. Proposals were made for carrying out pre-feasibility studies on the development of local building materials in the Gambia and Sierra Leone. These studies will be undertaken as funds become available.

Development of cement production in West Africa

19. Portland cement is a key building material in African countries and shortages in its availability have created severe bottlenecks in the completion of major construction projects in many countries. Integrated cement plants as well as clinker grinding plants have been set up and are operating in a number of countries in the region. Many countries, however, have to depend either partially or entirely on external sources, very often outside the African region, for their cement supplies.

20. In view of the importance of cement to the construction sector, the African Heads of State and Government have stressed the need to achieve self-sufficiency in the production of this building material in the African region by the year 2000. With this objective in view, and at the request of the Council of Ministers of the Plenary Session (ID/BC.1/115), a study of the cement industry in seven West African countries (Benin, Ivory Coast, Liberia, Nigeria, Senegal, Togo, Upper Volta) was undertaken, through the services of a consultant between July and September 1983. It was not possible to cover all the sixteen countries in that subregion because of financial constraints.

21. The main purpose of the study was to examine the existing situation with regard to the production and consumption of cement, the operational characteristics and problems of cement production plants and to assess the need for additional production capacity within the subregion to meet the future demand for cement. The study brought into focus important aspects of the cement problem in the West African subregion and outlined measures to be taken to improve the performance of existing plants and to initiate plans for meeting the future demand for cement.

22. Integrated cement plants in the group of countries covered in the study achieved capacity utilization rates of between 16 and 93 per cent with an average of 65 percent in 1982. The clinker grinding plants achieved an average capacity utilization rate of 57 percent in that same year. In fact the cement and clinker imports to the countries in 1982 could have been reduced from 6,627,000 to 4,071,000 tonnes if the existing plants had been able to fully utilize their installed capacities.

23. The study estimated that to meet the demand for cement in the seven countries by 1990, an additional 10 million tons would have to be installed or produced locally, assuming that existing and planned cement plants would achieve a capacity utilization rate of 80 per cent.

24. The study emphasized the importance of adopting cement production technologies that would help to reduce costs, and operational procedures that would enhance optimum capacity utilization so as to improve the competitiveness of cement produced in the sub-region. Sub-regional co-operation is necessary for realizing the full potential of cement production in West Africa considering the present distribution of limestone and other factor inputs. The role of the Secretariat of the Economic Community of West African States (ECOWAS) in this regard was highlighted. A detailed report on the study will be presented to the Council of Ministers of the Treaty-based ECLPOC at its next meeting in Conakry (Guinea) in February 1985.

Promotion of the development of other building materials

25. A preliminary study of the existing situation and potential with regard to the development of the production of lime, pozzolana and lime-pozzolana products in the African region was undertaken and the report circulated to the States members of the Commission. The study revealed some important facts about the production and use of these materials:

(i) Low production of lime;

(ii) Low utilization of lime in construction;

(iii) Low utilization of pozzolana - known usage is only for the production of pozzolana cement;

(iv) Almost negligible production of lime-pozzolana;

(v) Almost every country in Africa has some deposit of usable limestone (or dolomite);

(vi) Natural pozzolana is available particularly in the countries which have experienced volcanic activities in the past - notably those in Eastern and Central Africa;

(vii) Many countries have abundant resources of clay which could be used to make burnt clay pozzolana;

(viii) Rice husk, which when burnt produces a highly reactive pozzolana, is available in reasonably large quantities in some rice growing countries.

26. Considering the fact that many African countries experience frequent shortages in the supply of portland cement for construction projects, positive measures should be taken to exploit the tremendous opportunities that exist for increasing the production of lime, pozzolana and lime-pozzolana which are good substitutes for portland cement in certain construction activities. ECA is exploring the feasibility of setting up a pilot plant demonstration project in one of the African countries for the production of lime-pozzolana and to create a training centre around this plant to impart the production and utilization technology to technicians from African countries.

27. A proposal for promoting pre-feasibility studies on the production of cement-bonded particle board as a low cost building material in Africa was prepared jointly with the FAO/ECA/UNIDO Forest Industries Advisory Group for Africa based at ECA headquarters. Cement-bonded particle board has several practical advantages including efficient utilization of wood waste, low consumption of cement per unit of construction and possibilities for prefabrication.

29. A pre-feasibility study was subsequently undertaken in Ethiopia at the request of the Government through the services of a consultant furnished to the Forest Industries Advisory Group by FAO. Follow-up actions on the recommendations of the study are in progress. Possibilities for similar studies in Algeria, Ghana and the Ivory Coast will be pursued in the future subject to the availability of funds.

Promotion of building and building materials research

30. The project on the transformation of the "Centre de la Construction et du Logement" of Cotonou, Lome (Togo) into a sub-regional building and building materials research centre to serve initially, Benin, Guinea, the Ivory Coast, Mali, Senegal, Togo and Upper Volta, continued to receive priority attention. The final documents for the project (project document, project agreement and constitution of the new centre) were considered at the meeting of the Council of Ministers of the Niamey-based MULPOC held at Cotonou (Benin) in March 1983.

31. It was decided at that meeting that the documents may be formally signed by the Governments concerned either at ECA headquarters on the occasion of the ECA Silver Jubilee celebrations in April/May 1983 or in the respective countries under special arrangements with the secretariat of ECA. At a meeting of officials of the countries convened by ECA on 29 April 1983, the delegates requested further time to enable their Governments to finalize their preparations for the signing of the documents.

32. In May 1983, the Executive Secretary of ECA addressed a communication to the Governments requesting them to make the necessary arrangements to have the documents signed in the respective countries. The governments of Benin and Togo have since signed the documents.

33. It is expected that the other countries participating in the project would soon sign the documents to permit further actions to be taken, including submission of the project document to donor agencies for financial assistance.

34. In order to provide opportunities for increased cooperation among building and building materials researchers and also among research centres, ECA has published two directories. One on "Building and building materials research scientists and technologists in Africa", and the other on "Building and building materials research organizations in Africa".

35. Following the publication of these two directories, a questionnaire was prepared and sent to all Member States to collect the necessary information for the publication of a "Catalogue of building and building materials research in Africa". The objective of the catalogue will be to bring together relevant information on various topics (in the building sector) which have been the subject of study at the building and building materials research institutes in the region. It is expected that this information will help in bringing researchers up to date on the extent to which these topics have been studied, the results which have been achieved and the practical benefits that have been derived from the findings of the studies. Thus, it is hoped, researchers will be able to take advantage of this accumulated experience in planning their own research programmes and thereby avoid costly duplication of research effort.

Reformulation of building codes and regulations

35. The reformulation of building codes and regulations is one of the key elements of the ECA regional programme for the development of building materials and construction industries. The objective of this programme element is to assist in promoting rapid indigenization of the construction sector through the formulation and adoption of suitable codes and regulations which are responsive to local building needs and are conducive to the indigenous production of building materials and their effective utilization.

36. At its last meeting held in Mbabane (Swaziland) in February 1982, the Council of Ministers of the Lusaka-based SADCC examined proposals for the reformulation of building codes and regulations submitted by the ECA secretariat. In accepting the proposals as a practical basis for countries of the Eastern and Southern Africa subregion to design new national building codes and regulations, the Council requested the secretariat of ECA to prepare a detailed set of model building codes and regulations indicating guidelines for their effective administration. The documents would then be submitted to an expert group meeting for study and recommendations for adoption by the Governments of the subregion.

37. Funds are still being sought to undertake this project activity which is of vital interest to the countries of the African region as a whole.

Human Settlements Financing Mechanisms

38. The evolution of viable human settlements financing mechanisms in African countries, with special reference to the setting up of housing financing institutions, engaged the attention of the Joint Committee at its first meeting. The Committee agreed that financing of housing construction was a subject that needed urgent attention by Governments in view of the fact that housing was a basic necessity of life to which the population was entitled. The Committee therefore regretted the failure of most housing banks in African countries to cope with the ever increasing recurrent housing demand and called for the development and implementation of new approaches that would bring about substantial improvements in the availability of funds to finance housing development programmes.

39. In its resolution 6(J) on human settlements financing mechanisms, the Joint Committee inter alia, requested the secretariat of the Economic Commission for Africa to organize a compilation of the necessary data for an evaluation of the experiences of member States regarding the various potential sources of finance, and to provide the required technical assistance to one or two member States in organizing innovative housing financing schemes.

40. During the period under review, technical assistance was provided to the Government of Botswana in the field of housing finance through the joint action of ECA and the United Nations Centre for Human Settlements (UNCHS, Habitat). Since ECA had limited financial resources to respond effectively to the request for assistance it was agreed with UNCHS (Habitat) for one of its redeployed staff to ECA headquarters to undertake a one month mission to Botswana in December 1982 with UNCHS (Habitat) funding.

41. The request from the Government of Botswana was for assistance in defining and creating a viable housing finance mechanism that would reduce the burden on the government which had hitherto provided virtually all the funds for housing development, other than individual housing construction, in the country. After a careful study and analysis of the situation in the country, recommendations were

submitted to the Government on the establishment of a semi-autonomous Housing Finance Unit that would be responsible for mobilizing funds for investment into the housing sector. Potential sources of funds for the operations of the Housing Finance Unit were identified and guidelines prepared for their effective utilization.

42. The Government of Botswana has been studying the report of the technical assistance programme and has, meanwhile, requested UNCHS (Habitat) to provide further assistance in establishing the proposed Housing Finance Unit. Action on this request is in progress.

Other activities

Public participation in housing development

43. The declining economic performance at the national level and the concomitant reduction in public grants for popular housing in many countries, bring into focus the need to direct increasing attention to the potential role of self-help and other public participation systems in housing development in Africa. With a view to planning realistic programmes to assist member States in this field in the future, the secretariat of ECA organized a seminar on 'the impact of self-help and housing co-operatives and other public participation systems in human settlements programmes' from 23 November to 2 December 1983 at ECA headquarters.

44. The main objectives of the seminar were:

(i) To evaluate the impact of public participation systems on housing development, with special reference to the lower income sector, based on experiences from different African countries;

(ii) To evolve guidelines for the review of national policies on self-help and housing co-operatives and other public participation systems in human settlements development; and

(iii) To identify areas for international assistance through ECA.

45. Experts from seven African countries and one each from the United Nations Centre for Human Settlements and the German Development Assistance Association for Social Housing (DESWOS) participated in the seminar. Discussions at the seminar were focused on five subject areas: organization and management; technical assistance; financing; public involvement; external aid.

46. The outcome of the seminar would constitute the basis of in-depth studies to be undertaken by the ECA secretariat on policies and programmes on self-help and co-operative housing programmes in the African region. The report on the seminar is attached as Addendum 2 (see document E/ECA/HSD/6/Add.2).

Co-operation between ECA and other UN and International organizations

47. In compliance with the decisions of the Joint Committee regarding the strengthening of co-operation with UNCHS (Habitat) for effective implementation of regional human settlements programmes, the secretariat continued to maintain effective communication with the former during the period under review. Two working sessions were held with the Executive Director and his staff at UNCHS (Habitat) headquarters in Nairobi for discussions on the general framework of co-operation between the two secretariats, as well as, on co-operation arrangements regarding specific project activities.

48. ECE and UNCHS (Habitat) jointly planned and implemented a programme of assistance to the Government of Botswana concerning the setting up of a housing finance institution in that country. With funds provided by UNCHS (Habitat), a mission was undertaken to Botswana in December 1982 by a Habitat staff member redeployed to ECE headquarters, to carry out the necessary studies in connexion with the Government's request for assistance. Recommendations were submitted to the Government for study and follow-up actions have been initiated by UNCHS (Habitat) to assist in the implementation of the recommendations accepted by the Government.

49. ECE also participated in the sixth session of the Commission on Human Settlements held in Helsinki, Finland from 25 April to 6 May 1983 under the financing of UNCHS (Habitat).

50. Co-operation with the International Labour Organization (ILO) centred on the identification of projects that could be implemented jointly by ECE and ILO for promoting building materials and construction industries development in Africa. Discussions on the subject have not been finalized but there appears to be scope for organizing joint activities with regard to the preparation and field application of manuals for construction industry enterprises and personnel with the objective of promoting improved efficiency and cost reduction in construction.

51. At the invitation of ILO, ECE participated in a regional seminar organized by the former in October 1982 in Harare, Zimbabwe with the objective of assisting the development of small and medium-scale construction enterprises in Africa.

52. At the third session of the ECE/UNESCO joint consultation meeting held at ECE headquarters in March 1983, the scope for co-operation between the two organizations in the field of building materials and construction technology development in the African region was discussed. Discussions are continuing on specific projects for which joint activities could be planned and executed. ECE and UNESCO also held consultations with regard to the preparations for a regional seminar on "Construction technology adapted to the environment" that UNESCO is planning to organize.

53. The scope for technical co-operation between ECE and ESCWA (Economic Commission for Western Asia) in the field of building materials and construction industries development was discussed at a meeting with a representative of ECE Human Settlements Section. The possible areas of co-operation identified were: building materials for low cost housing, training programmes for building materials technicians and building contractors, and research and information services.

54. The secretariat of ECE continued to support the activities of Shelter-Africa, the subsidiary company set up by the African Development Bank with the primary objective of mobilizing funds for financing housing development programmes in African countries. ECE participated in the second general meeting of Shelter-Africa held in Nairobi on 5 and 6 December 1982.

55. The secretariat continued to explore opportunities to further strengthen existing working relations with the International Council for Building Research, Studies and Documentation (CIB) and the International Union of Testing and Research Laboratories for Materials and Structures (RILEM). It actively collaborated with these two organizations, as well as, UNCHS, UNIDO and UNESCO in organizing a regional symposium on "Appropriate materials for low cost housing" in November 1983 at Nairobi, Kenya. The deliberations of the symposium, which brought together professionals actively involved in the development, selection and use of building materials for housing in developing countries, would constitute a useful input into ECE's programme of assistance to African countries in the promotion of a building materials industry capable of meeting national housing and construction needs.

56. The secretariat also participated in the ninth triennial congress of CIB which took place in Stockholm, Sweden in August 1983. Discussions are continuing with CIB on the possibility of co-sponsoring specific development projects in the field of building and building materials research, information and training.

57. Co-operation between ECA and the Economic and Social Development Centre of the German Foundation for International Development, DSE in the field of human settlements was revived during the reporting period. Following discussions held with the director of the Centre during the first meeting of the Joint Committee, the Centre sponsored the participation of a representative of ECA secretariat in its seminar on "urban development and infrastructure planning" organized in West Berlin in October 1983 for fifteen representatives from ten English-speaking African countries.

58. ECA and DSE have also agreed in principle to jointly organize two workshops on "Innovative housing financing mechanisms for low income groups in Africa" for English-speaking and French speaking African countries, respectively during 1984.

59. A representative of the secretariat participated in a seminar on "Economic housing in developing countries" organized in Paris in January 1983 jointly by the "Centre scientifique et technique du batiment (CSTB)", the "Plan construction" and the "Fonds national des agents et chaussées". Discussions were also held during the period under review, on the possible collaboration of CSTB in the implementation of the project for the establishment of a sub-regional building and building materials research centre in the West African sub-region.

III. PROBLEMS RELATING TO THE IMPLEMENTATION OF ACTIVITIES

60. A major problem that continued to limit the project implementation capabilities of the secretariat was the inadequacy of human and financial resources. Recruitment procedures are however nearing completion to fill the two vacant posts (P.2 and P.4) in the Human Settlements Section of ECA secretariat. This will increase the regular budget staff strength to four. During the greater part of the period under review, only one of the two professional staff provided to ECA headquarters by UNCHS (Habitat) was at post. The second staff member was expected to be at post in December 1983. The other two staff members in the Human Settlements Section are financed from extra-budgetary resources and assigned specifically to the Building Materials and Construction Industries Development Programme.

61. The problem of inadequate financial resources constitutes a major operational bottleneck. Experience has shown that data collection through questionnaires sent by mail to the countries is rather ineffective since responses are generally low. For example, as was pointed out earlier responses were received from only 12 countries to the questionnaire on physical and urban planning personnel in the African region. The organization of field missions to selected countries to collect detailed information in connexion with projects on specific regional issues therefore becomes necessary if realistic assessments of existing problems are to be made and appropriate solutions recommended. Travel funds from the regular budget are however limited and may continue to be so for some time in view of the zero growth budget the United Nations secretariat has been called upon by the General Assembly to observe. Also the implementation of pilot projects and feasibility studies depends on the availability of extra-budgetary resources since such activities are not usually covered by the regular budget.

62. The lack of adequate extra-budgetary resources posed a serious constraint to the smooth implementation of the salient elements of the resolution on human settlements programmes adopted by the Joint Committee at its first meeting. Efforts made by the ECA secretariat to secure additional extra-budgetary resources for these programmes achieved limited success. Besides, no funds were pledged by member States specifically for human settlements activities at the last pledging conference organized during the ECA Silver Jubilee Celebrations in April/May 1983.

63. The Joint Committee is therefore called upon to give serious consideration to the question of mobilization of additional funds to enable the ECA Division which is designated as its secretariat to function more effectively, particularly with regard to the implementation of field studies and projects.

Annex I

Resolution 375 (XVIII) adopted at the Tenth Meeting of the ECA Conference of Ministers

[ECA/CM/375/Rev.1]

The Conference of Ministers,

Recalling its resolutions 310 (XIII) of 1 March 1977 on the establishment of the Intergovernmental Regional Committee on Human Settlements and 353 (XIV) of 27 March 1978 on institutional arrangements for human settlements,

Recalling also its resolution 402 (XVI) of 10 April 1981 which extended the mandate of the Intergovernmental Regional Committee on Human Settlements to include environmental matters,

Further recalling resolution 7 (IV) of the Fourth Conference of African Ministers of Industry of 26 November 1977,

Having examined the report 1/ of the third meeting of the Intergovernmental Regional Committee on Human Settlements and first meeting of the Joint Intergovernmental Regional Committee on Human Settlements and Environment held at Addis Ababa from 28 June to 3 July 1982 and the resolutions adopted at that meeting,

Noting with concern that the support of the United Nations Development Programme to the building materials and construction industries development programme is to be terminated by the end of 1983, which would seriously affect the continuation of ongoing activities and the implementation of projects planned in the framework of the programme with the result that the objective of self-sufficiency in this sector by the year 2000 would hardly be achieved,

1. Endorses the report and resolutions adopted at the third meeting of the Intergovernmental Regional Committee on Human Settlements and first meeting of the Joint Intergovernmental Regional Committee on Human Settlements and Environment;

2. Approves the emphasis on physical planning, human financing mechanisms and building materials policies and programmes as necessary priority issues for the development of a regional human settlements policy and programme in pursuance of the objectives and strategies of the Kampala Declaration 2/ and the Lagos Plan of Action;

3. Urges member States to take steps to implement the specific actions defined in the resolutions adopted by the Joint Intergovernmental Regional Committee on Human Settlements and Environment;

4. Calls upon the Commission on Human Settlements to assist the Joint Intergovernmental Regional Committee on Human Settlements and Environment in the implementation of the regional human settlements priorities decided by the said Committee.

1/ E/ECA/HUS/ENV/.1.

2/ Organization of African Unity, Council of Ministers resolution CM/722 (XXVIII).

5

5. Requests the Executive Secretary to take the necessary steps, in consultation with member States, the United Nations Development Programme, other United Nations and international organizations, to ensure the speedy and successful implementation of the above-mentioned resolutions, and particularly the continuation of the building materials and construction industries development programme far beyond its present termination date until the objective of self-sufficiency in building materials and construction industries enshrined in the Lagos Plan of Action is achieved;

6. Invites member States to take measures aimed at strengthening regional co-operation for the implementation of the resolutions adopted by the Joint Inter-governmental Regional Committee on Human Settlements and Environment.

22[illegible]th meeting,
2 May 1983.

UNITED NATIONS

ECONOMIC AND SOCIAL COUNCIL

Distr.
LIMITED
E/ECA/HUS/6/Add.1
21 November 1983
Original: ENGLISH

ECONOMIC COMMISSION FOR AFRICA

Second Meeting of the Joint Intergovernmental Regional Committee on Human Settlements and Environment

16-21 January 1984

Addis Ababa, Ethiopia

Report of the Expert Group Meeting on Regional Human Settlements Training Facilities and Mechanisms

1-4 November 1983

Addis Ababa, Ethiopia

I. INTRODUCTION

1. It has been observed that the availability of skills at various levels and fields constitutes the primary step towards solving the human settlements problems in the African region.

2. In the past, most African countries have utilized imported skills to implement human settlements programmes. Later, the need for training at the local level was given priority by all countries. It appears, however, that the majority of the training facilities and mechanisms were modelled on patterns of industrialized countries. One doubts whether the training methods, text books, tools/equipments and even the curricula used in these training institutions in Africa bear much relevance to current local problems.

3. Further, as a dynamic sector, one wonders whether the course contents of these training institutions reflect the region's skills requirements or even if new programmes are introduced to reflect technology changes, the State of the African economy as well as research findings in the sector.

4. A final factor of concern pertains to the fact that most of the training programmes in the human settlements sector centre on academic course leading to the award of a certificate, diploma or a degree. These courses are of long term duration and serve mainly national needs. It is observed that such courses do not adequately meet all the training requirements, and that there could be short term courses which could also be suitable to practicing professionals, technicians as well as others in the sector who have had no formal training. In addition, considering the specific skills requirements at the national level and the cost of providing the relevant facilities, it is doubted why neighbouring African countries do not co-operate in providing facilities for subregional or even regional training facilities in specific subject areas. There is also the concern about why some of the existing subregional training facilities are facing several difficulties.

5. The United Nations Economic Commission for Africa, within the framework of its technical assistance programme for the countries of the African region, accords high priority to the problems faced by the countries with regard to the provision of suitably trained manpower of all categories to undertake human settlements programmes. In order to provide a sound basis for planning future manpower training programmes, there is a need to review the current situation and find solutions to certain issues, particularly those pertaining to the relevance, adequacy, development and duration, as well as co-operation in training programmes in the African region.

6. The expert group meeting had two primary objectives:

(i) To appraise the relevance and suitability of existing human settlements training facilities and mechanisms to the current problems and needs of the African region.

(ii) To provide future guidelines and formulate policies for the organization of training facilities and programmes for human settlements personnel in the region.

II. ORGANIZATION OF THE MEETING

Date and venue of the meeting

7. The expert group meeting which was organized by the Human Settlements Section of the Economic Commission for Africa was held in Addis Ababa, Ethiopia from 1 to 4 November 1983.

Participation

8. The meeting was attended by experts selected from seven African countries, namely Ethiopia, Ghana, Nigeria, Senegal, Sudan, the United Republic of Tanzania and Zimbabwe. Representatives of the German Foundation for International Development (DSE) and the Institute for Housing Studies, Rotterdam, the Netherlands also participated in the meeting. A representative of the African Union of Architects had also been invited to the meeting. However, he arrived after the meeting and could not participate in the deliberations. A summary of his paper is included in Annex.

Election of Officers (agenda item 1)

9. Professor Kunle Adeyemi of Nigeria was unanimously elected as the Chairman of the meeting. The African experts, among them, served as rapporteurs for the various sessions of the meeting.

Opening of the meeting (agenda item 2)

10. In his opening statement, Mr. Makarabe, representing the Executive Secretary of ECA, welcomed participants and observed that a sound human settlements policy should be one of the most decisive factors for improving the living conditions of people. In line with the principles and guidelines of the Lagos Plan of Action the Joint Intergovernmental Regional Committee on Human Settlements and Environment, had noted that the availability of skilled manpower at various levels and in various areas was the first step to solving African's human settlements problems.

11. In the past, most African countries had relied on countries' manpower to carry out human settlements programmes. Currently, most of Africa's existing training institutions and mechanisms were modelled on similar structures in the industrialized countries. It could be asked whether the current training methods and programmes took into account the state of the African economy and really responded to local problems.

12. Africa would attain some of the objectives of the Lagos Plan of Action only if a critical study of the structural and geographical imbalances in the human settlements sector was conducted on a continent wide level. Decisions should be adopted on the establishment of a mechanism that would allow African skills and accumulated experience to be pooled together. It was to be hoped that the deliberations of the meeting would result in the recommendation of practical measures to be taken.

Adoption of the agenda and programme of work (agenda item 3)

13. The participants of the expert group meeting on regional human settlements training facilities and mechanisms, adopted the provisional agenda, prepared by the secretariat after careful examination.

AGENDA

1. Election of officers
2. Opening of the meeting
3. Adoption of the agenda and programme of work
4. Popular housing, urban planning practice and the relevance of training facilities and curricula in the African context
5. Training needs and trends of physical planning in Africa
6. Adequacy and relevance of training facilities and curricula for architects, physical planners and urban planners in the African region
7. Training at national level of professionals in human settlements: points for considerations
8. Human settlements planning, education and international co-operation
9. Specific training programmes for the provision of construction skills for the African region
10. Regional training centres
11. Low-cost sanitation and waste disposal mechanisms and training facilities for urban and rural localities
12. Any other business
13. Adoption of the report and closure of the meeting

III. PROCEEDINGS OF THE MEETING

Popular housing, urban planning practice and the relevance of training facilities and curricula in the African context (Agenda item 4)

(a) Presentation of paper

14. The participant from Zimbabwe presented a paper on the above theme. He reviewed the current status of popular housing, urban planning practice and the relevance of training facilities and curricula in the African context. Examples given were mainly from the Eastern and Southern African sub-region. He identified the following common issues and trends with respect to national housing policies, urban planning strategies and skills available in relation to popular housing:

(i) National housing policies tend to neglect the problems of urban low income families. In many instances these families are considered as a burden to the state.

(ii) Urban planning strategies are often geared towards demolishing popular housing settlements rather than upgrading them. Also, the housing programmes do not include the provision of finance to upgrade these settlements.

(iii) No institutional support is given to upgrade, mobilize or co-ordinate the skills of urban and rural low income families.

15. The participant also identified the following common issues and trends concerning urban planning practice, involvement and training related to low income families:

(i) Current urban planning practice follows the path of colonial concepts and does not address to the basic needs of urban low income families.

(ii) Limited or no attempts are made for integrated urban development programmes and projects which integrate the development components - transportation, housing, infrastructure and community facilities components.

(iii) Community participation in the planning and decision making process is limited.

(iv) Standards as stipulated in current planning and building legislation and bye-laws related to land use, infrastructure, shelter and community facilities are outdated and unrealistic.

(v) Training and information needs of indigenous urban planners are acquired from training and research institutions based in low level countries.

16. The participant highlighted the importance of carrying out training needs surveys for professionals and para-professionals and called for support for the training of para-professionals and project implementation and management teams to carry out on-the-job training and workshops related to the urban low-income families popular housing problems.

17. With regard to development, he emphasized that Research and Development programmes were not adequately linked with training and information programmes and that curriculum development and training of trainers lagged behind the structural changes in technology, management, economic and social concepts in the field of human settlements. His paper supported the need to disseminate relevant information through mass media and mobile units.

18. The participant also dealt with the problem of lack of co-operation in the training of human settlements personnel and emphasized the role to be played by sub-regional, regional and international institutions, organizations and agencies and non-governmental organizations in this regard.

(E) Discussions

19. The issues and trends outlined and the recommendations suggested in the presentation were then discussed by the experts. With regard to the question of what constitutes popular housing in the African context and how urban development planning should be made to take account of it, the experts agreed that:

(i) Popular housing in the African context means housing developed by the rural or urban low income families where people cater for their own basic needs of shelter, infrastructure and services without any support from the formal public or private sectors of the economy. These are often referred to as slums or squatter settlements and characterized by lack of adequate water and sanitary facilities, poor quality shelters and overcrowding, garbage heaps, puddles of stagnant water on the paths and roads, and limited or no facilities for education and health amongst other facilities and services.

(ii) Urban development planning in the African region has to be such that it is interdisciplinary where inputs from professionals in related fields e.g. architects engineers, economists, sociologists, etc. are compiled, analyzed and interpreted to form the basis of urban development plans, which should emphasize incremental development of popular housing in urban areas rather than demolishing them and the promotion of indigenous concepts reflecting values and social aspirations of the society have to be taken into account in urban development plans.

Training needs and trends of physical planning in Africa (agenda item 5)

(a) Presentation of paper

20. Introducing his document, the participant from ECA pointed out that experience had brought to many African countries in the course of the first two United Nations Development Decades a greater awareness of the need to place more emphasis, on the spatial consequences of development. It was however, clear that compared to the efforts devoted to socio-economic planning, Africa's achievements in the theory, and applications of physical planning were still embryonic.

21. He stressed that if Africa wanted to make progress in this area, it should devote some efforts to manpower training. Training in physical planning required fairly substantial financial resources and it would therefore be unwise for states of the region to scatter their resources. Multinational co-operation was required. The countries had to demonstrate a sense of initiative in establishing and using joint training institutions.

22. There was also a need to establish a close link between training and research in order to be able to adapt training methods and programmes to local conditions.

(b) Discussions

23. Several questions were raised after this presentation. In answer to the comments and observations, the ECA representative stated that the secretariat had undertaken a mission to Eastern and Southern African countries to collect all the information and data it could on existing human settlements training institutions and on how this sector was organized in the countries. On account of its limited financial resources, the secretariat could not visit all the countries of the region and had for that reason, prepared and sent a questionnaire to all the countries. Unfortunately, most of the countries had not replied to the questionnaire. It was to be hoped that the experts present at the meeting would be able to assist the secretariat in securing information and data from their respective countries.

24. In terms of training organization, it would be more realistic to develop existing institutions and adapt them to the needs of the region, than to create new ones.

Adequacy and relevance of training facilities and curricula for Architects, Physical planners and urban planners in the African region (agenda item 6)

(a) Presentation of paper

25. In presenting his document, the participant from Senegal cited as examples, the Ecole Nationale d'Economie Appliquée du Sénégal (ENEA) and the l'Ecole d'Architecture et d'Urbanisme du Sénégal (EAU), which trained architects and physical planning staff. ENEA was structured as a microcosm of the bodies that would interact within the development process. It provided three years of post baccalauréat training composed of theoretical and practical courses and field studies designed to familiarize students with their environment and to acquaint them with development problems. The students were also monitored by the school during the first six months of duty in order to adapt training programmes to the needs of users.

26. EIU provided tuition in areas that promoted the development of architectural creativity. It had an architectural and urban planning department as well as a department for advanced architecture and urban planning. The training programme in the first department lasted 6 years with a two-year general course prior to specialization. It also had practical work and training programmes during which students carried out field studies in towns and villages and conducted research into traditional architecture. The second department trained middle level architectural and urban planning staff for direct recruitment into the public or private sector. Experience from the above training programmes indicated that it was imperative for a system of inter-agency co-operation on human settlements to be instituted into training programmes in Africa.

(c) Discussion

27. Two major questions were raised during the discussion. The first question on the definition of training courses stressed the need for feed-backs while taking the needs of employers and participants into account. The second stressed the need to promote traditional architecture. Answering questions, the representative of General recalled the professional orientation given in the training institutions indicated in his presentation and the concern of the General Government which, in establishing them, sought to train personnel well-acquainted with the African situation and ready to work. That was the reason for integrating fields of practical training in the programme content. He also stressed that adaptation should not be based on past traditions but on current and future local life and that in terms of aesthetic expression, tradition should not hamper the creativity of young architects.

28. Other participants gave brief descriptions of human settlements training institutions in their respective countries. Most of them stressed that practical courses and contacts with professional circles were crucial. They also wished to see the African Union of Architects organize an annual competition on the theme of traditional African architecture and planning.

Training at the national level of professionals in Human Settlements - Points for consideration (Agenda item 7)

(a) Presentation of paper

29. In presenting his paper, the participant from Ethiopia stated that human settlements training for Africans should not be a mere transfer to Africa of palliatives used in Europe or North America. This was all the more important because teaching programmes should meet the specific needs of African countries and the type of training should correspond to the will for speedy development of the African society. It was in this spirit that the "Centre de Formation des Techniciens des Etablissements Humains" was established in 1970 at Addis Ababa under co-operation between France and Ethiopia. The institute's programme was structured to train personnel who will establish the necessary development structures.

30. There was also a need to adapt teaching to developments in technologies and processes being used in Africa. Training should be oriented from the primary and secondary school levels to promote creativity.

31. It would be useful to ensure a broad exchange of experiences and viewpoints between managers and trainers in Africa through a newsletter and periodic meetings, for example.

Human Settlements Planning, Education and International Co-operation

32. The participant from the German Foundation for International Development (DSE) made a brief presentation of the programme of DSE. For a long time, the German Foundation for International Development (DSE) adopted a policy to sponsor national institutions in Africa through fellowship programmes. In order to improve upon this programme a list of urban and regional planning institutions in Africa should be made available. Apart from this, conferences, seminars and advanced training courses are offered also in the field of urban and regional planning by the DSE to exchange views and experiences.

33. In line with this policy of international co-operation, the University of Dortmund, Department of Spatial Planning has introduced a post graduate training programme on 'Spatial planning for regions in growing economies' (SPRING) in order to put some ideas of international co-operation into practice and to meet the specific needs of a growing number of foreign students in Germany. The programme in Regional Planning is designed as a 'sandwich curriculum', and it is intended to execute the programme in co-operation with universities in the African region, including the possibility of holding parts of the programme at African institutions and to award a joint or combined degree at M.A. level.

34. In the above programme, Spatial Planning is seen as a problem and action oriented tool to co-ordinate measures and projects to overcome social and economic underdevelopment, making as much use as possible of existing regional resources and potentials and emphasizing basic needs. Teaching materials and case studies are taken from the region.

Discussions

35. Following these presentations, several questions were raised and views expressed. Some participants maintained that the system of centralization killed creativity and that for creativity to thrive, people should be free to exercise their initiative. Other participants felt that there could be no creativity without security and staff would have to be trained within the social and economical context of Africa. There was also the need to develop co-operation between the training institutions of African countries.

Specific training programmes for the provision of construction skills for the African region (agenda item 9)

(a) Presentation of papers

36. Two papers were presented on this theme respectively by participants from Nigeria and the United Republic of Tanzania.

37. In his presentation the participant from Nigeria drew attention to the importance of the construction industry by stating that it provided more than 10 percent of the formal employment and a high proportion of informal employment in both the public and private sectors of the economy. The construction industry provided the first job experience to migrants from rural to urban areas and contributed to the capital formation and gross domestic product of each country.

38. The participant revealed that the bulk of tradesmen in Nigeria have been trained through apprenticeship schemes. He however, noted that there had been a decline in the scheme due to a number of factors including the following:

(i) Other peripheral jobs which yielded higher remuneration attract the youth;

(ii) Standards of morality of masters connotes servitude which many young people resent;

(iii) Free education scheme in Nigeria has reduced the number of young people entering the scheme.

39. He also discussed the problems relating to other training programmes, namely the courses offered at the technical colleges and vocational schools.

40. The participant from Nigeria then proposed a module training programme for carpenters, masons, plumbers, painters, plasterers and draughtsmen. The objectives of the programme are:

(i) To enable the tradesman acquire the skills required in the performance of his job;

(ii) To provide the trainee with the technology related to the trade;

(iii) To expose the trainee to tools, machinery and equipment;

(iv) To enable the trainee to develop his own skills and improve job performance; and

(v) To enable the trainee to improve upon his power of deductive thinking and value the need for further training.

41. He also discussed other supportive programmes such as company training schemes, joint inter-company training schemes, post-secondary schemes and housing cooperative training schemes.

42. In his contribution, the participant from the United Republic of Tanzania drew attention to the critical shortage of trained technical personnel in the formal construction sector in Africa and noted that even though the desirable ratio of the three major categories of construction personnel (professionals, technicians and craftsmen) is around 1: 5: 25, African countries had been unable to achieve this relationship. A study of manpower and training needs in the construction industry in the United Republic of Tanzania undertaken in 1977 revealed five major shortcomings:

(i) High vacancy rates at all skill levels;

(ii) Technical skills at all skill levels were not adequately diversified to meet the qualitative requirements of the industry;

(iii) Disproportionately high percentage of expatriate staff occupying various professional posts;

(iv) Technical manpower overall did not have the appropriate mix (1982 pattern ratio of 1: 2.5: 15); and

(v) Lack of co-ordination between the various institutions engaged in the training of various cadres in the industry.

43. The National Construction Council (NCC) was established in 1981 as a result of the above mentioned study. The NCC is, amongst other functions, involved in the training for the construction industry. It has a training department as one of the four operational departments. Training needs for both the formal and informal construction sectors were identified and outlined. The skill acquisition strategy adopted by the NCC to meet these needs includes:

(a) Formal training institutions for high-level manpower;
(b) Seminars and short courses for policy-makers, construction managers, foremen and trainers;
(c) Demonstration, Pilot Schemes for experimental houses;
(d) Information and Advisory Services for dissemination of information;
(e) Displays and Exhibitions for different audiences; and
(f) On-the-job training for craftsmen and semi-skilled workers.

44. In conclusion, the participant from the United Republic of Tanzania highlighted the need for trained manpower in the construction industry and suggested that:

(i) Governments should establish a national focal point to provide the necessary training linkages (such as the NCC) and

(ii) Governments in the region should pool resources together to foster viable regional training programmes, including seminars for trainers.

Regional Training Centres (agenda item 10)

45. The participant from the Institute for Housing Studies (IHS) of The Netherlands then presented a brief overview of the co-operation between IHS and developing countries in the field of training and research with special reference to the Centre for Housing Studies (CHS) based in Tanzania. He made the following observations.

(i) Joint ventures suited to local conditions between developed and developing countries training institutions are feasible;

(ii) Regional training centres, funded from overseas sources, experience problems of foreign exchange in terms of fellowships, etc. when the funding becomes that of the local counterpart institutions; and

(iii) Courses conducted should be aimed to serve a wide range of national and regional participants and should be applicable by the local trainers;

(iv) For the preparation of every training course, local research on housing problems by the teaching staff is essential for the relevance of the course.

(b) Discussions

46. The discussions which followed the presentation of the papers centred on the following points:

(i) Distinction between the technical and academic education for the construction industry;

(ii) Ability of the construction industry to build affordable low-income housing;

(iii) Need to train the urban and rural low-income families to participate in the training process especially in self-help and housing co-operative schemes;

(iv) Serious lack of financial resources being experienced by training and research institutions in the region.

(v) Promotion of local building materials industry and the necessary supportive training;

(vi) Need for a range of construction skills to cater for different target income groups in human settlements;

(vii) Need to assist craftsmen and small-scale builders with the provision of necessary tools and equipment;

(viii) High and increasing cost of training and the necessity to outline priorities for training at different levels; and

(ix) Problems and potentials for co-operation between training institutions in Africa and those outside the region.

47. The participants agreed that:

(i) There exists a critical shortage of technical manpower (both quantity and quality) which is pre-requisite to the success of the construction industry;

(ii) Training needs for the construction industry, both formal and informal sectors, need to be identified and the training programmes being undertaken by various agencies should be adequately co-ordinated;

(iii) Demand for skilled middle and lower level manpower in the construction industry is rapidly increasing and creating an imbalance between the various categories of manpower employed in the industry;

(iv) Construction skills for a wide range of manpower for different aspects of human settlements development, especially low income housing, need to be urgently upgraded and expanded in a systematic manner using a modular-based strategy to cater for different training needs; and

(v) Financial and human resources available to the local training and research institutions involved in the provision of construction skills in the region are extremely limited and pose a serious constraint to training programmes.

Low cost sanitation and waste disposal mechanisms and related training facilities for urban and rural localities (agenda item 11)

(a) Presentation of papers

48. Two papers were presented on this theme by participants from Ghana and the Sudan. These papers highlighted the point that environmental health problems facing the region basically stem from the lack of basic sanitary measures such as:

(i) Provision of safe, ample and conveniently located water supply;

(ii) Provision of facilities for safe disposal of human excreta;

(iii) Provision of facilities for effective disposal of household solid and liquid wastes;

(iv) Control of mosquito and animal vectors of disease;

(v) Maintenance of proper food and hygiene; and

(vi) Maintenance of housing standards to ensure structural safety and adequate ventilation.

49. Examples of some of the environmental health problems caused by lack of these facilities are high incidence of:

(i) Water borne and excreta related diseases such as cholera, diarrhoea associated diseases, bacillary and amoebic dysentery, typhoid and hookworm, schistosomiasis, etc.,

(ii) Vector borne diseases such as malaria, yellow fever, onchocerciasis, filariasis, trypanosomiasis, etc.;

(iii) Airborne diseases such as tuberculosis, measles, pneumonia, cerebro-spinal meningitis, etc.

(iv) Soil borne diseases such as tetanus and hookworm;

(v) Faecal diseases such as rabies, yellow fever, leptospirosis, etc.

50. Of the five main categories of environmental health problems, the water-borne and excreta related diseases constitute the greatest health hazard causing high mortality, wide spread morbidity and extensive loss of vitality resulting in low productivity. For instance in Ghana during the period 1963-1972, diseases associated with the inadequacy of basic sanitary facilities accounted for 22 per cent of the mortality of children under five years. Most of these problems facing the region have arisen mainly due to the high level of illiteracy rate, and the low income of many of the urban and rural dwellers. It was emphasized that the selection of any appropriate sanitary system should be based upon a systematic analysis of the various factors involved.

51. Some examples of such low cost sanitary systems available today include:

(a) Pit latrines which may either be of the conventional type, Ventilated Improved Pit (VIP) type, Ventilated Improved Double Pit (VIDP) type or the Reed Odourless Earth Closet (ROEC). One particular disadvantage of this type of sanitation is its potential to pollute groundwater.

(b) Aqua Privies (AP) of which there types exist - simple or conventional AP, self trapping or sullage AP and the several AP.

(c) Composting Toilets which may either be continuous composting toilet type or batch composting toilet type of which the Double vault composting (DVC) is the commonly preferred type. DVC toilets however have no advantage over other forms of sanitation except in societies where there are traditions of reusing excreta in agriculture. They are also unsuitable in high density areas.

(d) Pour Flush Toilets (PFT) these have water seals beneath the squatting plate and may either be of the direct discharge type or effluent pit type. These however require significant amount of water of up to six litres/capita/day.

52. It was further emphasized that provision of adequate sanitary facilities must be carried out through the encouragement and active participation of the community. Because of high illiteracy rate, there is the need to embark upon environmental health education programmes. Such programmes may be achieved through:

(a) Introduction of elementary sanitary education as part of an integrated environmental health programme in schools;

(b) Introduction of relevant community programmes suitable for adults through use of instructors, posters, radio and mobile training units;

(c) Formulation of environmental health bye laws at local government level including the formulation of attendant machinery to oversee the implementation of such bye-laws.

53. In order to implement environmental health programmes, there is also a need to train adequate staff. The categories of staff identified to implement such programmes include:

- Sanitary Engineers
- Sanitary/Health Inspectors
- Health Technicians
- Health Auxilliary

54. Training of such personnel may be carried out at environmental health and training centres for the Auxilliaries and Technicians and at environmental health and hygiene colleges for Sanitary/Health Inspectors. Training of Sanitary Engineers is to be undertaken at University level.

(b) Discussions

55. During the discussions following the presentations, it was stressed that the problem of lack of trained manpower could also be alleviated through:

(i) Development of short courses, seminars and workshops in basic sanitary measures at national, regional and international levels; and

(ii) The increase in international assistance for the establishment of pre-professional and professional training programmes through fellowships, supply of trainers as well as supply of equipment.

56. It is also important to note that environmental health education programmes must reflect the social, cultural, economic and skill levels and needs of the community it is intended to serve. Participants also discussed the application of different sanitary systems and the need to disseminate information on the systems through demonstration projects.

IV. RECOMMENDATIONS OF THE EXPERT GROUP MEETING

Having considered and critically examined the current situation regarding the acute shortage of manpower and facilities for training various categories of personnel for the planning and implementation of human settlements programmes in the countries of the African region,

Convinced that the provision of suitably trained manpower is critical for the successful development of human settlements that reflect the social and cultural aspirations of the African countries,

Dealing with concern the high mortality and morbidity in Africa partly due to the lack of basic sanitary facilities especially for the disposal of human excreta,

Concerned that popular housing programmes for low-income groups in urban areas have not been accorded priority attention in the past,

Recommends as follows:

I. Policy, planning and promotion

(i) National training policies and programmes should clearly define the priorities for training of different categories of manpower needed at the community, local and national level to facilitate the implementation of human settlements programmes and projects;

(ii) National urban and regional planning strategies should be comprehensive and action oriented with a view to minimize rural to urban migration and related problems;

(iii) Investigations should be carried out to determine the reasons for the failure of the existing training programmes in the field of human settlements at national, sub-regional and regional levels with a view to monitoring, analyzing and evaluating these courses so as to improve existing programmes and plan new ones;

(iv) Programmes for the development and production of local building materials for low cost housing using available raw materials should be promoted and supplemented by the necessary training programmes;

(v) National focal points should be established to co-ordinate the activities of the construction industry in general and those of the training institutions in the industry in particular;

(vi) The active participation of the construction industry in training programmes for construction personnel should be promoted and strengthened;

(vii) Finance for the organization of training courses in the field of human settlements should be mobilized from resources at the national, regional and international levels;

(viii) To ensure a multi-disciplinary approach to the solution of human settlements problems, the provision of basic sanitary facilities must be accorded equal weight as other basic needs in the field of human settlements;

(ix) Research should be carried out at the national, subregional and regional levels on appropriate basic sanitary facilities in so far as adaptability and acceptability are concerned. Care should be taken not to adopt low cost human excreta disposal systems which have not been adequately tested for specific local conditions;

(x) Planners and engineers should not be biased in the selection of particular sanitary facilities. Instead selection should be based on scientific analysis of a combination of economic, social, cultural, environmental, technical and financial factors, and then acceptability by the community;

(xi) Machineries should be set up at national, subregional and regional levels for dissemination of information and experiences on basic sanitary mechanisms including low cost sanitation mechanisms;

(xii) African Governments should introduce sanitary by-laws at the local level, where they do not already exist, and ensure their effective administration.

(xiii) ECA should compile and publish a directory of training institutions in the field of human settlements indicating the training and research programmes offered and circulate it among the Member States of the Commission.

II. Popular housing and urban planning practice

(i) Urban planning in the African context should give consideration to the improvement of popular housing in urban areas rather than advocating for their demolition and should encourage indigenous concepts that reflect the values and social aspirations of the society;

(ii) Urban planning methodologies, building regulations and building by-laws inherited from the pre-independence era should be reviewed and updated to suit individual social and cultural needs including those of the urban low income families;

(iii) Training facilities and mechanisms should be geared to serving the basic needs of the urban low-income families living in popular housing settlements in the primary and intermediate cities and towns in order to effectively mobilize their skills and resources;

(iv) Emphasis should be placed on the organization of relevant and adequate short term courses, workshops and on-the-job training for the beneficiaries of human settlements projects in urban areas, as well as for the middle level personnel involved in project implementation and management;

(v) Training of urban and rural low-income families should be encouraged through aided self-help and co-operative housing schemes in order to develop affordable housing projects.

III. Professional and para-professional skills

(i) The establishment of African training institutions for personnel in the professional category should be given priority attention. In this connexion there is need for the evaluation of training needs at both the national and regional levels;

(ii) Training courses offered by institutions in the field of human settlements should reflect and meet the specific needs of Africa;

(iii) Periods of practical training should be integrated into training programmes and teaching should involve specific practical problems, while drawing a balance between theory and practice;

(iv) Africans who undertake their studies in Europe and elsewhere should be encouraged to choose subjects for their theses which concern problems in their countries or in Africa so that maximum benefit would be derived from their training abroad;

(v) Curricula for the training of urban/regional planners should be reviewed and updated with a view to making it problem-oriented and accommodate concepts of interdisciplinary planning approach reflecting indigenous socio-cultural values and the urban planning and building regulations and by-laws;

(vi) Training programmes need to be aimed at increased productivity of workers, upgrading of skills, and introduction of new skills for technological change in the industry. Some of the major objectives proposed are:

(a) Provision of requisite knowledge and applicable skills;
(b) Introduction to appropriate technologies relevant to the specific skills;
(c) Ensure the necessary tools, equipment and machinery; and
(d) Continuous training to update skills and to enhance job satisfaction.

(vii) Apprenticeship programmes where they exist in the region should be organized with a view to upgrading and improving these programmes in terms of adequacy, relevance and duration;

(viii) Training of craftsmen and technicians should emphasize the important role played by them in the industry and for them to provide long term service to the industry;

(ix) Vocational training centres should be established within each country to train masons/bricklayers, carpenters, painters, plumbers, plasterers, electricians and draughtsmen;

(x) Tools and equipment for construction technicians and small-scale builders need to be provided with assistance from the Government.

IV. Regional and International Co-operation

(i) Regional and international co-operation in the field of human settlements training is essential and should be promoted by African Governments and the Economic Commission for Africa, for implementation within the region;

(ii) Co-operation through student and teacher exchange programmes and the exchange of research information should be promoted;

(iii) African Governments should establish co-operation arrangements with international agencies and seek their support in the areas of research, training and equipment related to human settlements development;

(iv) Training of trainers for human settlements development should be carried out at the regional level with the collaboration of relevant international and overseas training institutions and to strengthen such collaboration where it presently exists.

Adoption of the report (item 11)

The expert group meeting on regional human settlements training facilities and mechanisms after comments and amendments, adopted the draft report as well as the draft recommendations.

Closing session

The meeting was closed by the Chairman, who thanked the participants for their co-operation and understanding during the entire meeting. He paid tribute to the Economic Commission for Africa for convening and organizing this meeting successfully and on the significant outcome. He hoped that this would lead to the formulation of a scheme of assistance to the African countries. In his closing statement, Mr. Mukamalla, representating the Executive Secretary of ECA, thanked the participants for the quality of their contributions in spite of the pressure of time. He expressed the hope that the participants would follow up the adopted recommendations through appropriate activities in their respective institutions.

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Annex

Education for Architecture: A call for New Directions

Contributed by Professor E.A. Adeyemi Representative of Africa Union of Architects

1. Models of training for Human Settlements have followed rather closely European and American experience. Unfortunately such models have often lacked adequately qualified staff and facilities which the Oxford Conference of 1958 demanded when it advocated higher standards of entry and fewer but larger and better equipped schools.

2. Institutions training for Human Settlements in Africa experience shortage of adequately qualified teaching staff, facilities for teaching and carrying out laboratory work and adequate funds. This was the finding in Nigeria by a Joint Visitation of the professional body (the Nigerian Institute of Architects) and the registering body (the Architects Registration Council of Nigeria). This finding is applicable to most institutions in Africa.

3. Efforts on Regional basis to identify problems of training for Architecture were initiated into the African Region by the Commonwealth Association of Architects in November 1976 when a Joint Council/Education Board resolved to work towards inter-recognition of all African Commonwealth Qualifications through a system of visitation of schools at intervals of time. Such visitation was to be done in a manner as not to erode the autonomous of the institutions.

4. The recent formation of the African Union of Architects created opportunities for all African professional bodies to come together and tackle issues affecting the profession and architectural education. One of the priorities of the Union is architectural education whereby member institutes may be assisted to achieve national aims and helping schools of Architecture in Africa to achieve and maintain standards relevant to national needs.

5. It was in pursuance of these objectives that the Union resolved at its Congress held in Harare in May 1982 to create a Board of Education, Research and Technology at the level of its Secretariat whose activities shall include among other things, some of the important functions of data collection and research and the development and implementation of educational policies aimed at the public and the governments.

6. The implementation of some of the Harare Resolutions is expected to take form in the first AU Education Workshop/Seminar holding in Yamoussoukro in Ivory Coast from 9 to 14 January 1984. The main theme of this Seminar is Architectural Education in Africa. The Workshop/Seminar being proposed is a recognition by the African Union of Architects that Architectural and Planning Education has been adversely affected partly as a result of insufficient training or inadequate facilities and educational systems. The Seminar is aimed at defining the role of the Architects and the need for professional education as well as the characteristics of training institutions appropriate to African conditions.

7. The paper sought also to emphasize a need for reappraisal of existing curricula and facilities for training for Human Settlements. It raises a number of questions concerning the student, the educational system and indeed the creative products of the professions. Educational systems should be more flexible to minimise wastages and ensure compatibility between students' resources and aptitudes to career choices within education for Human Settlements.

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UNITED NATIONS

ECONOMIC AND SOCIAL COUNCIL

Distr.
LIMITED

E/ECA/HUS/6/Wai.2
30 December 1983

Original: ENGLISH

ECONOMIC COMMISSION FOR AFRICA

Second Meeting of the Joint Intergovernmental Regional Committee on Human Settlements and Environment

16-21 January, 1984

Addis Ababa, Ethiopia

Seminar on the Impact of Self Help Housing Co-operatives and Other Public Participation System on Human Settlements Programme

28 November - 2 December 1983
Addis Ababa, Ethiopia

I. INTRODUCTION

1. The highest percentage of housing in Africa is produced by the non-organized private sector. This phenomenon emphasizes the need of every individual to find a shelter commensurate with his means and requirements, irrespective of the quality. Housing in Africa is traditionally synonymous with self-help, private initiative and community support.

2. The idea of community participation in housing must therefore be approached from the view point of capitalizing on individual initiative, i.e. organizing technical, financial, managerial and other forms of assistance to strengthen private individual initiative in order to increase as well as improve upon the housing stock.

3. While the above idea of housing has gained prominence in several developed and developing countries, it has made little impact on the housing scene in Africa. Some African countries / have made appreciable headway, while in most of the others the movement has either failed or is yet to be introduced.

4. Experience has shown that, insufficient technical, financial and managerial assistance, on the one hand, and inadequate government commitment, on the other, have constituted bottlenecks to the effective role that such participation systems could make towards human settlements development.

5. In view of the shortage of national resources and the probable reduction in public grants for the provision of housing, the role that could played by community participation in the provision of housing must be given serious attention. With this aim in mind, the Seminar was organized by the secretariat of ECA.

6. The Seminar had three main objectives:

(i) To evaluate the impact of community participation systems on housing development, with special reference to the low-income sector, based on experiences of different African countries;

(ii) To evolve guidelines for reviewing national policies on self-help and housing co-operatives and other public participation systems in human settlements programmes;

(iii) To identify areas for international assistance that might be given through ECA.

II. ORGANIZATION OF THE SEMINAR

Date and venue of the Seminar

7. The Semianr which was organized by the Human Settlements Section of the Economic Commission for Africa, was held in Addis Ababa, Ethiopia, from 28 November to 2 December 1983.

Participation

8. The Seminar was attended by experts selected from four African countries, namely, Ethiopia, Guinea, the Ivory Coast and Kenya. Experts were also invited from the United Nations Centre for Human Settlements (UNCHS, Habitat) and the German Development Assistance Association for Social Housing (DESWOS).

Election of officers (agenda item 1)

9. Mr. J.N. Kariuki of Kenya was unanimously elected as Chairman of the Seminar. The experts, served as rapporteurs for the various meetings of the Seminar.

Adoption of the agenda and programme of work (agenda item 2)

10. The agenda and programme of work proposed by the ECA secretariat were adopted after comments and amendments. The agenda adopted was as follows:

1. Election of officers.
2. Opening of the Seminar.
3. Adoption of the agenda and programme of work.
4. Housing co-operatives and self-help programmes - scope and prospects for contribution towards housing development in Africa.
5. Cost recovery, financial supply and management of self-help housing projects.
6. Cost recovery, financial supply and management of self-help housing projects in Kenya.
7. Public policy incentives and housing co-operative movements.
8. Housing development for low-income families in the Ivory Coast.
9. International assistance to co-operative housing movements - problems and prospects in future financial and technical aid.
10. Any other business.
11. Adoption of the report and closure of the Seminar.

Opening of the Seminar (agenda item 2)

11. In his opening statement, Mr. Makramalla, representing the Executive Secretary of ECA, welcomed participants and pointed out that the Seminar being held reflected ECA's basic concern to implement the Lagos Plan of Action.

12. Often, the uncontrolled growth and density of mushrooming urban centres were the cause of the physical and moral alienation that affected some of the people of Africa. There were many reasons for that urban situation. The towns of Africa that had been established before independence under a trading system basically oriented towards Europe and the industrialized world had become poles of attraction for people, only to offer them scanty accommodation. The result had been the concentration of people under precarious living conditions.

13. Aware of the importance of systems in which people are mobilized and organized, the ECA secretariat had always encouraged and sustained national efforts to promote self-help housing and organize housing co-operatives and other mutual assistance schemes. However, experience had shown that collective self-help movements had not always produced the desired effect and had not always solved the problem of increasing housing needs.

14. The Seminar was therefore expected to recommend guidelines for promoting appropriate community participation schemes to build houses for the greatest number of people. It was also expected to recommend the necessary action that would enable Africa to formulate housing policies and evolve ways and means of implementing them.

III. ACCOUNT OF PROCEEDINGS

Housing co-operatives and self-help programmes - scope and prospects for contribution towards housing development in Africa (agenda item 4)

15. A paper was presented on the above subject by Mr. D. Heinen of the German Development Assistance Association for Social Housing (DESWOS) in which he summarized the activities of DESWOS in Africa since 1969, noted the lack of co-operative housing movements in Africa, identified problems of housing co-operatives in Africa and suggested approaches for future action. DESWOS had promoted the establishment of a co-operative housing society in Tanzania, trained about 50 housing experts from Africa in non-profit and co-operative housing and compiled training manuals for distribution to governmental and non-governmental organizations in Africa.

16. He concluded that housing co-operatives could make significant contributions to the development of housing in Africa if favourable conditions were created to facilitate their operations. These conditions include the following:

(i) Preferential allocation of land;
(ii) Appropriate building standards;
(iii) Appropriate building materials;
(iv) Financial terms favourable to low-income groups;
(v) Encouragement for the formation of co-operatives;
(vi) Provision of training facilities for officers and members of co-operatives.

Discussions

17. The discussions which followed the above presentation focused on a number of issues, including the following:

(i) The relevance of the co-operative housing movement in the industrialized countries as a solution to housing problems in Africa. The participants pointed out that housing co-operatives in Europe had taken many decades to become significant movements and to establish their credibility with governments and become an integral part of their social housing policy. At the moment many governments in Africa supported housing cooperatives in principle but had taken little action to create conditions for their success. While the forms of housing co-operative suitable for African countries might differ from those in industrialized countries, the basic principles remained the same - a housing co-operative is a group whose members perceive a common need and act together to achieve the desired objectives.

(ii) Education of the population as a whole on housing co-operatives and training for the implementation of specific programmes and projects. There was general agreement on the need for education and training with a warning that it is not the only solution and that there are many other elements which combine to make for successful co-operative housing. Target groups identified for training were co-operative officials and members and government officials.

(iii) Finance is of critical importance. Co-operatives are able to accumulate savings but a low-income group cannot make significant progress unless access is provided to long-term finance. Often, for well documented reasons, this type of finance is not available to low-income groups including co-operatives, until they gain credibility and can provide security.

(iv) The role of institutions is important since they constitute mechanisms by which housing co-operatives are promoted and contribute to their success or failure. Participants pointed to a number of examples, from Lesotho, Tanzania, Kenya and other countries.

18. The experts agreed that housing co-operatives constitute a social and economic instrument which can assist in finding solutions to the pressing problems caused by urban growth in Africa. They provide a means by which groups of citizens pool their efforts and resources to improve their housing conditions, community services and employment opportunities. As governments increasingly find that they have neither the financial nor the human resources to provide housing for the majority of their populations, the contribution of co-operatives to the housing delivery system becomes increasingly important. The type of housing co-operative adopted should conform to the social, economic and political conditions of each country. While the basic co-operative principles remain the same, careful attention must be paid to such matters as land tenure and the balance of interests between society and the individual.

19. The participants also observed that housing co-operative movements take many years to mature and success does not come quickly. Such movements will only become significant when potential members perceive the direct advantages joining and participating in a co-operative. Co-operatives will only be able to make progress if both national governments and municipalities recognize the role which low-income groups can play in the provision of their own housing and create the conditions which will enable co-operatives to flourish. These conditions include:

(i) Enabling co-operatives to have access to land;
(ii) Providing infrastructural services to low-income co-operatives on the same financial terms as those provided to other population centres within the same local authority area;
(iii) Providing finance at reasonable rates of interest;
(iv) Simplifying administrative procedures to enable co-operatives to be recognized and to operate effectively;
(v) Enabling housing and infrastructure to be built to appropriate and affordable standards.

20. It was evident that low-income housing co-operatives required technical and financial support from organizations especially established for that purpose. These "technical services organizations' should preferably be owned and controlled by primary housing co-operatives, but in the initial stages of the co-operative movements they can be established by governmental and other promotional bodies.

Cost recovery, financial supply and management of self-help housing projects (agenda item 5)

21. The paper on the above subject presented by Mr. N.O. Jorgensen of UNCHS (Habitat) questioned some of the basic concepts of affordability, self-help and cost recovery. It was based on a practical example of a sites-and-services scheme outside Nairobi where 6000 serviced plots were provided for a target group defined by low level of income. The main points were as follows:

(i) In order to effectively mobilize funds for low-income housing it is necessary to let the price of money (interest rate) adjust to the effective demand, which is a function of the rate of return on housing investments. Otherwise, funds will flow into other sectors such as hire-purchase of consumer items, cars and luxury housing;

(ii) Self-help in the form of self-construction can be of value in learning skills and reducing finance requirements. It also enhances management and decision-making abilities;

(iii) Conventional affordability criteria are paternalistic and out of touch with reality. They should be replaced by a self-determined "willingness-to-pay" criteria which allow repayments to fit future income profiles through such measures as graduated payments and interest-rate discounts for early repayment;

(iv) Institutional finance mechanisms are rigid and inappropriate for low-income housing. Progressive annuities, realistic security arrangements and incentives for a faster turnover of funds will not only reduce defaults but greatly increase funds available for housing;

(v) Savings and credit unions or housing co-operative-type institutions greatly assist in keeping interest rates down and they also support action in areas other than house construction and finance, such as security and collective transport arrangements;

(vi) Sites-and-services schemes and squatter upgrading and slum improvement schemes are effective approaches to the improvement of human settlements. But these approaches call for a much larger measure of community participation in basic decisions on type and extent of improvements, finance and management of the schemes;

(vii) Generally speaking, providing subsidies and preventing profit making could generate anomalies in the market system and should be avoided as much as possible.

Discussions

22. The discussion which followed the presentation concentrated on the issues of sub-letting, group action, rent control and other restrictions on market forces. Some technical details of the case study were also discussed.

23. The conclusions of the discussion are summarized as follows:

(i) Sub-letting of rooms is the rule rather than the exception in urban areas of most African countries. Where it is prevalent, it should not be restricted as it provides shelter for additional families and income for owners, who might otherwise not be able to afford to repay the cost of the house. Instead, plans, designs, services and legislation should cater to this reality as long as there are not enough houses for individual ownership for all families.

(ii) Owner-occupation is preferable because it tends to create a more homogenous neighbourhood and better maintenance standards. Group action is necessary to formulate priorities, influence decisions, solve disputes and mobilize dormant resources. By re-defining target groups to benefit from sites-and-services schemes, from purely income groups to groups with a common bond, much can be achieved.

(iii) Rent control has, at best, been ineffective in most African countries. Usually, it has reduced the flow of funds into housing and caused deterioration of existing housing stock. It is very difficult to enforce rent control and it usually tends to benefit the middle-income families. Other restrictions on market forces are necessary such as: density and building regulations, legal and administrative procedures for economic transactions (housing loans, rates, taxes and other charges).

(iv) The role of building groups, co-operatives, and savings and credit societies is, among other things, to replace the "middlemen", to avoid exploitation, seek economies of scale and provide bargaining powers.

Cost recovery, financial supply and management of self-help housing projects in Kenya (agenda item 6)

24. Mr. Kariuki of Kenya presented a paper on the above theme. The paper opened with some statistical information on urbanization and painted a picture of the effects of population growth on the urban scene. The speaker argued that, if decisive action was not taken, the present urban facilities and services, especially housing, would be highly inadequate. A brief historical review showed that the Kenya Government had always been mindful of the plight of low-income earners in the urban areas and had therefore opted for the site-and-services approach as an alternative to the existing housing delivery system.

25. He further defined site-and-services schemes as outlined by the Kenyan Ministry of Housing Works and Physical Planning. This concept of self-help was further elaborated as a scheme where the allottee would erect the building himself with the help of his family and friends, by sub-contracting to a fundi (local skilled artisan, mason etc.) or by joining a building group where pooling of materials, finances and labour could assist him in building his house.

26. Financial supply for the installation of the basic facilities is provided by the public sector and the Kenya Government has in the past been able to obtain funds from the World Bank (IDA, IBRD) for site-and-services schemes in Nairobi, Kisumu and Mombasa. It was also noted that, apart from the materials loan provided, the allotees have been able to solicit funds from friends, relatives and co-operative saving societies. The loan given to the allottee must be repaid within a period of 20-25 years.

27. In conclusion, the author felt that site-and-services approach to housing is an acceptable solution to low-cost housing for the following reasons:

(i) There is little cost to the public authorities;
(ii) People erect houses they can afford;
(iii) Jobs are created when construction is in progress.

Public policy incentives and housing co-operative movements (agenda item 7)

28. Mr. Thierno Bah, the participant from Guinea stated that, in considering forms of public participation in the development of human settlements, a critical look should be taken at the financing, management and organizational aspects.

29. A critical look should likewise be taken at public policy incentives and housing co-operatives schemes. Even though this aspect was more restricted in scope, it related to the manner in which human resources were mobilized to implement human settlements programmes.

30. Co-operatives were voluntary associations of people whose aim was to improve the social and economic conditions of members through mutual assistance and solidarity. That definition implied that any co-operative association must be a corporate body legally recognized by the authorities and have a constitution on the basis of which objectives were set.

31. The following types of co-operatives could be distinguished:

- Housing promotion and construction co-operatives;
- Savings and credit co-operatives;
- Construction workers' co-operatives;
- Tenants' co-operatives;
- Producers' co-operatives;
- Suppliers' co-operatives.

32. With regard to financing, the link between savings and housing was nothing new. Neither was it the only solution for developing countries. African economies were based on embryonic structures and the growth of what were in the banking system termed savings and credit banks was facing difficulties. In terms of financing for housing per se, the credit banks in most African countries were not interested in financing the construction of housing for people in the low-income category. Guarantees for loan repayment were not always certain. The people concerned neither had regular jobs nor property that could be used as collateral. Furthermore, they were illiterate and could not understand loan terms and conditions. All those factors made them undesirable customers. It was at that juncture that the public authorities had to step in to find solutions likely to mitigate those negative factors. Among the solutions were the incentives the authorities must institute to enable citizens to set up savings and credit co-operatives. Indeed, with the knowledge that co-operatives had of the environment, they could play an effective role as an intermediary between member citizens and funding agencies.

33. The authorities could step in to settle the following two major questions to enable co-operatives to finance the construction of houses:

(a) Due to inadequate capital, loans could not be granted to several co-operative members at the same time for the purchase or construction of houses, hence the importance of subsidies;

(b) There was a shortage or lack of experience in co-ordinating related services (supplies, land development, equipment, etc.). Since the co-operatives could not provide such services directly there was a need for co-ordination with other public bodies.

34. The authorities therefore needed to provide assistance in the following areas:

(a) Technical assistance to establish procedures and train the personnel required to manage housing finance programmes. Such assistance would focus on housing credit.

(b) Provision of assistance to establish relations between savings and credit co-operatives and building co-operatives in order to secure the necessary technical support.

(c) Granting of subsidies to increase the meagre resources of the co-operatives.

Discussions

35. The questions asked hinged on:

The structure of housing production in Guinea;
The availability of resources and the way in which they were distributed;
The operation of the Revolving Fund.

36. Before the speaker replied to these questions, participants pointed out that the values worth adapting to current circumstances should be drawn from Africa's cultural heritage in order to make African society dynamic. Traditional savings and credit systems in urban areas were giving rise to the formation of co-operative associations or groupings as were traditional forms of mutual assistance in the rural areas. It was suggested that these movements might be expanded and organized to finance and to build housing.

37. The participant from Guinea explained that housing co-operatives in Guinea were an instrument that both the State and individuals used in carrying out construction. Co-operatives were organized in other areas of activity as well as housing by people exercising their initiative to form associations in accordance with criteria laid down by the political authorities. The answer to the question on the Revolving Fund could be found in the document presented earlier and the main thing was that capital was ploughed back in order to increase the production of housing. It was suggested that the sources of financing should be diversified through the involvement of non-governmental agencies and research should be conducted into local materials and their use promoted in order to reduce the outflow of foreign exchange.

Housing development for low-income families in the Ivory Coast (agenda item 8)

38. Presenting his paper, the participant from the Ivory Coast said that housing for people in the low-income (economic) categories could be defined in relation to construction standards, construction costs and the people for whom such housing was meant.

39. The authorities in the Ivory Coast had laid the foundation of public housing policy in line with those criteria and the political objectives of the country.

40. The Ivory Coast had focused its efforts on two aspects that appeared vulnerable. In terms of financing, various ways in which the State could intervene in favour of the disadvantaged had been considered. Agencies had been set up, such as FHS (Fonds de soutien a l'habitat - Housing Support Fund) and such banks as BNEC and Credit Côte d'Ivoire. Land development on the other hand, was the responsibility of SETU (Société d'equipement des terrains urbains - Urban Land Development Company), central and regional urban planning authorities and such State real estate companies as SICOGI and SOGEFIHA.

41. Fifty-thousand houses had been built by the State's real estate companies from 1960 to date. By 31 December 1976, as many as 50,000 houses were still needed in addition to the 120,000 new houses that were needed for the urban population which was growing at the rate of 10.5 per cent per year and the 5,300 houses which had to be rehabilitated. Abidjan would therefore need a total of 175,300 houses by 1990.

42. With current production facilities, the Ivory Coast could build only a little over 6,000 houses per year.

43. Whether the target population had been satisfied was a question that could be answered by considering rent. Rent was calculated on the basis of the cost of housing, which in turn was related to all the subsidies involved in the financing process.

44. Low-cost housing had yet to match quantitative needs. Consequently, public housing was taken over by well-off people. Attempts had been made to rectify this anomaly by setting up the National Low-cost Housing Allocation commission. This had not solved the problem because an additional 25,000 houses would have to be built each year to contain the crisis. The State lacked the funds for that purpose.

45. It was necessary to turn to the informal sector because experience had shown that it was able to find solutions at all levels to the urban and rural housing problems. That sector would require greater attention from the public authorities since the future prospects of the towns were bleak.

Discussions

46. Participants asked a series of questions on the degree to which the State financed construction, the difference between low-cost and luxury housing, the way in which the informal sector was organized and rural housing financed.

47. The speaker answered at length with details of housing policy in the Invory Coast, laying particular stress on land development. There was a National Housing Allocation Commission which dealt with lessees. Small and medium-scale enterprises had emerged in a sector until recent times controlled by artisans, giving it a more modern outlook. Finally, there were two real-estate companies, one of which operated in urban areas and the other in rural areas. Owing to loan recovery difficulties, however, SOGEFIHA had been unable to continue construction activities in the rural areas.

International assistance to co-operative housing movements: problems and prospects for future financial and technical aid (agenda item 9)

48. In presenting his paper on the above subject, Mr. Graham Alder of UNCHS (Habitat) stressed the need to give priority attention to meeting the financial and technical assistance needs of housing co-operatives from local sources and initiatives. For example, finance for co-operative housing could be mobilized from the following sources:

(i) Savings of members of housing co-operatives;
(ii) The conventional housing finance sector of building societies, savings and loan associations and similar private or quasi-private institutions;
(iii) Government institutions, such as housing corporations or authorities;
(iv) Various private lenders, such as banks, insurance companies and finance companies;
(v) The co-operative sector;
(vi) The informal sector.

49. The major external sources of finance for low-income housing are the World Bank and the Housing Guaranty Fund of the United States Agency for International Development. Other sources include governmental bilateral agencies, intergovernmental agencies such as EEC, quasi-governmental agencies such as the Commonwealth Development Corporation, the African Development Bank and its new subsidiary "Shelter Afrique", the various Arab funds such as the Bank of Credit and Commerce International Foundation, the OPEC fund, the Islamic Development Bank and the Arab Bank for the Economic Development of Africa (BADEA). The agencies which provide technical assistance to low-income housing programmes include intergovernmental, bilateral, governmental and non-governmental organizations. However, organizations which give assistance specifically to housing co-operatives are few.

50. In conclusion, he noted that almost all external organizations concerned with development had considerable constraints as their budgets had been shrinking in real terms for some time. While this meant that fewer resources were available for housing co-operatives, both in terms of capital and funds for technical assistance, it could be argued that funds should be increasingly devoted to projects with a large self-help component. As housing co-operatives fulfilled this requirement, they would have the potential to attract more external support.

Discussions

51. The discussions that followed dealt with:

(a) technical assistance and skills training;
(b) the size, fragmentation and governmental domination of co-operatives;
(c) savings from members.

Experience over the past 10-15 years shows that technical assistance can be crucial to the development of the co-operative movement. In countries where large numbers are involved, the training could be organized on the spot. But in other cases, where a few trainees are involved, the training could be organized externally. It was also noted that very small co-operatives and excessive governmental domination could constitute bottlenecks. Regarding savings, it was argued that co-operative members could provide some initial savings regardless of how small this could be. The participant from DESWOS enumerated some NGO's that provide assistance to co-operative movements - Habitat International Council the International Co-operative Aliance and the political foundations in the Federal Republic of Germany.

RECOMMENDATIONS

A. Establishment of housing co-operatives

1. African governments should encourage the establishment of housing co-operatives by creating conditions that will ensure their success.

2. African governments should seek the support of workers' unions in establishing housing co-operatives.

B. Financial and cost recovery

3. Each country should formulate its own mechanisms for mobilizing funds from internal sources to support housing development. In this regard, governments should provide incentives for individuals to channel savings into housing finance institutions.

4. African countries should upgrade traditional systems of savings and financing as well as traditional forms of mutual assistance in order to develop and/or improve the habitat.

ECA was requested to conduct the appropriate research with the support of governments.

5. In order to encourage investment in the housing sector, it was suggested that incentives should be instituted to boost the financing capacity of national institutions.

6. The term "Affordability" should be replaced by the term "willingness to pay", which takes into account the future income of a family and reflects emphasis on the users' priorities.

7. Housing finance mechanisms should be adjusted to fit future income profiles.

8. Early repayment of loans should be encouraged through rebate systems to create a faster turn-over of funds for housing.

9. Co-operative housing movements and other community participation systems should familiarize themselves with the types of external finance available and formulate their applications accordingly.

10. Governments should include co-operative housing and similar projects in larger external loan packages.

C. Research

11. Research should be undertaken to identify appropriate financing mechanisms which could provide funds for the co-operative sector and the kind of public incentives required to facilitate the mobilization of funds by housing finance institutions.

12. Research should be carried out into the ways in which credit unions could assist in financing co-operative housing and similar movements.

13. Research should be undertaken to determine how the activities of public housing organizations can effectively meet the needs of the low-income earners.

14. ECA should consolidate its research activities on the identification of sources of finance to strengthen human settlements development programmes.

D. Training and Information

15. Training needs of co-operative movements should be identified in order to plan suitable training programmes.

16. Training should be carried out mainly in the Afr countries themselves for specific target grou

17. Training of community leaders and project staff in the skills of group action and administration should be institutionalized at both national and local levels.

18. ECA should bring to the attention of its member States the valuable work that has been in the field of co-operative housing.

E. Public participation

19. Community participation should be a formal as well as a practical feature of housing policy in all countries of the region.

20. The activities of public housing organizations should be geared to serving the needs of the underprivileged sectors of society.

21. In order to stimulate community participation in low-income housing schemes:

(i) Target groups for site allocation should be defined in such a way that, besides low income, membership of a group or other common bond, such as place of employment or present residence, are also taken into account.

(ii) The priorities of the target groups should be respected as regards plans, designs, services, construction and cost recovery.

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